

Siskiyou County General Plan Housing Element

Siskiyou County Planning Department

Robert Sellman, Director

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UNIVERSITY OF CALIFORNIA

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Siskiyou County General Plan Housing Element

Adopted - December 1992

*Prepared By:
Castrillo + Associates*

Housing Element

San Diego County General Plan

Adopted - December 1993

Page 1 of 1
County of San Diego

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
SISKIYOU, STATE OF CALIFORNIA, ADOPTING THE
FINAL DRAFT HOUSING ELEMENT

WHEREAS, the Siskiyou County Planning Commission, on August 7, 1991, recommended the approval of the Draft Housing Element; and

WHEREAS, the Board of Supervisors, on August 13, 1991, considered the environmental impacts of the Draft Housing Element and approved the Negative Declaration for the project; and

WHEREAS, the Board of Supervisors, on August 13, 1991, at a duly noticed public hearing approved the Draft Housing Element for submittal to the State Department of Housing and Community Development; and

WHEREAS, all comments from the State Department of Housing and Community Development were incorporated into the final draft and do not constitute significant changes in the final draft.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, after due consideration, that the Draft Housing Element be adopted as final.

The foregoing resolution was adopted at a regular meeting of the Siskiyou County Board of Supervisors of the County of Siskiyou, State of California, held on the 8th day of December 1992, by the following vote:

AYES: Supervisors Thackeray, Young, Frey and Zwanziger.

NOES: None.

ABSENT: None.

Donna Frey
Chairman
Siskiyou County Board of
Supervisors

ATTEST:
Lisa Chandler
County Clerk

By Cindy Dieter
Deputy

SISKIYOU COUNTY
RESOLUTION

No. 92-300

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TABLE 1.1

The Housing Market

This table shows the housing market in the unincorporated area of the County. It includes information on the housing stock, the number of households, and the number of people living in the area. The table is divided into two main sections: the housing stock and the housing market. The housing stock section includes information on the number of units, the number of households, and the number of people living in the area. The housing market section includes information on the number of units, the number of households, and the number of people living in the area.

Chapter I Housing Market Analysis

This chapter presents information on population, employment trends, household characteristics and housing stock conditions in the unincorporate area of the County.

The housing stock in the unincorporated area of the County is divided into two main sections: the housing stock and the housing market. The housing stock section includes information on the number of units, the number of households, and the number of people living in the area. The housing market section includes information on the number of units, the number of households, and the number of people living in the area.

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Chapter 1 Planning Strategy Analysis

This chapter presents a framework for analyzing the strategic environment of an organization. It discusses the importance of understanding the external environment and the internal capabilities of the organization in formulating a strategic plan.

INTRODUCTION

The Necessity of a Housing Element

Since 1969 State law has required each city and county to adopt a housing element as part of their general plan. While housing element requirements have been revised several times, their purpose as statements of public policy to ensure the adequate provision of housing to all economic segments of the community remains the same.

The most recent change to housing element requirements was in 1980 with the passage of Assembly Bill 2853 (Stats. 1980, Chapter 1143). This new law specifies in detail the contents of housing elements and the procedures for adoption and periodic revision. To comply with this law each local jurisdiction must assess its current housing needs; establish goals and objectives to meet the needs; and develop a five-year action plan of specific implementation measures.

The new housing element requirements were in part a response to the growing need for housing statewide. According to the *California Housing Plan*, the State faces a serious shortage of safe, decent and affordable housing. The plan estimates the following:

- 1,860,000 lower income households pay more than 25 percent of their income for housing (21.6 percent of all households).
- 598,000 households live in overcrowded housing (6.9 percent of all households).
- More than one million housing units need to be rehabilitated or replaced.
- An average of 230,000 housing units need to be built annually through 1990.

By requiring each city and county to prepare a housing element, the Legislature believes in the necessity of an official statement of local policy. By specifying the content of the housing element, the Legislature has established the State policy concerning the basic responsibilities of local governments for providing adequate housing for its citizens. The State also recognizes that total housing needs may be beyond a community's resources and abilities to satisfy. In these situations, reasonable goals and objectives may be acceptable over the time frames of the Housing Element.

The Municipality of Housing Element

Since 1990 State law has required each city and county to adopt a housing element as part of their general plan. Housing elements describe current and future housing needs and policies as they relate to the regional distribution of housing in all economic segments of the community. Housing elements are:

The most recent change to housing elements legislation was in 1997 when the passage of Assembly Bill 680 (Chapter 1037) amended the law to require a housing element to be adopted by the governing body of each city and county. The law also requires that the housing element be adopted by the governing body of each city and county by the year 2000. The law also requires that the housing element be adopted by the governing body of each city and county by the year 2000.

The new housing element legislation gave us the authority to develop a housing element and to submit it to the governing body of the city and county. The law also requires that the housing element be adopted by the governing body of each city and county by the year 2000.

1. The housing element is a plan for the future of the city and county. It is a plan for the future of the city and county. It is a plan for the future of the city and county.

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By adopting this plan, the city and county are adopting a housing element. The law also requires that the housing element be adopted by the governing body of each city and county by the year 2000. The law also requires that the housing element be adopted by the governing body of each city and county by the year 2000.

Local Benefits

While complying with State law is in itself sufficient reason for preparing a housing element, there are more positive and practical reasons for doing so. Local governments can derive many benefits from a housing element, such as:

- Providing citizens with information about housing conditions in their community.
- Identifying potential needs and opportunities the County should examine more fully.
- Providing citizens with an opportunity to participate in the planning and housing policy process.
- Serving as a policy statement so that everyone will understand the basis of future decisions.

In addition to benefiting the citizens of the County, the Housing Element can also assist public agencies coordinate housing programs and help builders make market decisions about the types and quantity of housing the County needs.

Scope and Revision of This Element

This element examines the housing needs of only one jurisdiction, the unincorporated areas of Siskiyou County. State law requires the other jurisdictions, the nine incorporated cities of the County, to prepare a housing element to address their own housing needs.

This housing element has been prepared in accordance with Sections 65580-65589 (Article 10.6) of the Government Code (1). In addition, the Housing Element Guidelines and the Housing Element Manual, both adopted by the Department of Housing and Community Development, have been considered in the preparation of this document.

The County will review this element as required by state law to evaluate objectives, the effectiveness of programs and progress in implementation. The housing element will be revised not less than every five years, according to State law (Section 65588b).

POPULATION

Historic Growth

In 1852 through legislation, Siskiyou County was formed from parts of Shasta and what was formerly Klamath County. In 1876 its current boundaries were established when Modoc County was created from the eastern part of the County and by the annexation of a part of Klamath County on the west.

The discovery of gold in the 1850's, the arrival of settlers in the 1870's and the completion of the Southern Pacific Railroad in the 1880's contributed to early settlement of the County.

By 1890, the County's population was 16,000. From 1920 to 1930 the development of the lumber industry and expansion of irrigated agriculture resulted in population growth from 18,500 to 24,480 (37 percent increase). From 1930 to 1950 population growth remained steady and increased to 30,733. From 1950 to 1970 however, the County grew by only about 2,500 people to 33,225. By 1980, the County's population was 39,732.

TABLE 1
Historic Population

Year	Population	Percent Change
1900	16,926	
1910	18,801	10.8
1920	18,545	1.4
1930	25,480	37.4
1940	28,598	12.2
1950	30,733	7.5
1960	32,885	7.0
1970	33,225	1.0
1980	39,732	19.5

SOURCES: *Siskiyou County General Plan* and U.S. Census Bureau, 1970 and 1980 Census data.

Since 1970 most of the County's growth has occurred in the unincorporated County area. From 1970 to 1980, the incorporated area (the cities) of the County grew by only 1,562 persons and accounted for only 24 percent of the County's population increase during that period. In contrast, the unincorporated area grew by 6,507 and accounted for 76 percent of the total growth. Although no "official" explanation for this pattern exists, one possibility is that lumber mills in several of the cities closed either temporarily or permanently during the mid and late 70's. Lumber mill workers were forced to relocate and the poor economy reduced immigration to these cities. 1980 Census data supports this premise as several cities in the County actually lost population between 1970 to 1980.

Recent Population Growth

In 1983, the Department of Finance estimated that the County's population growth was 41,606 which is an increase of 1,874 persons since 1980. The Department of Finance estimated that by 1985 and 1990 the County's population reached 42,221 and 45,084 respectively. Population growth has been slow. Since 1983, the unincorporated portion of the county has grown by only 1,330 people or an increase of only five percent. The modest economic growth of the area during the early and mid 80's is largely responsible for this slow growth rate.

TABLE 2
Population Growth
Siskiyou County

Year	Population*	Incorporated**	Unincorporated**
1983	41,606	18,868	22,738
1985	42,221	19,286	22,935
1990	45,084	21,016	24,068

SOURCES: *Department of Housing and Community Development Projections, 1983.

** 1985 and 1990 estimates based on Dept. of Finance. E-5 estimates.

Age Distribution

The accessibility to recreational activities and the low cost of living have made Siskiyou County an attractive retirement area. 1980 census data shows that 18 percent of the County's population is over the age of 60. This relatively large segment of the population resulted in a median County age of 32.3 years which is a median age nearly 2.5 years older than the statewide average (2). Estimates made by the Department of Finance indicate that in 1985 and 1990, about 8,344 and 8,906 persons over the age of 65, respectively, reside in the County. This group is approximately twenty percent of the County's total population. The median age climbed to 33.6 in 1985 and 35.4 in 1990. The large number of senior citizens in the County may indicate the need for housing rehabilitation programs for this group.

Race and Ethnic Characteristics

In 1990, about 11 percent of the unincorporated County residents were members of racial or ethnic minority groups. Of this figure, 145 persons or less than one percent are Black; 1,080 or less than five percent are Native American; and 115 or less than one percent are Asian-Pacific Islander (3). Persons of Spanish origin represent 1,148 persons or about five percent of the total unincorporated population.

TABLE 3
Race and Ethnicity

	County	Incorporated	Unincorporated
White*	40,105	18,522	21,553
Black	691	546	145
Asian	383	268	115
Native American	1,797	717	1,080
Spanish Origin	2,549	1,401	1,148

* Spanish origin is also included in this category.

SOURCE: U.S. Census Bureau, 1990 Census.

TABLE 4
Civilian Labor Force, Employment, and Unemployment
1987-88 Annual Average

	1987	1988
Civilian Labor Force ¹	37,000	38,000
Employment	18,100	18,500
Unemployment	1,400	1,500
Unemployment Rate ²	3.2	3.6

¹ Labor force by state of residence. Employment includes persons involved in labor-management trade disputes.

² The unemployment rate is computed from unrounded data and may differ from rates derived by using rounded data in this table.

SOURCE: Annual Planning Report, Employment Development Department, 1988.

TABLE 3
 Data and Statistics

Year	Count	Percentage	Percentage
1970	2107	22.01	22.01
1971	681	7.12	7.12
1972	923	9.63	9.63
1973	1277	13.35	13.35
1974	1509	15.71	15.71

* Percentages are based on the total number of cases.

Source: U.S. Census Bureau, 1974.

ECONOMY

Employment

In 1984 when the previous Housing Element was prepared Siskiyou County was caught in grip of a economic recession. Unemployment hovered around 23.8 percent which was the fourth highest unemployment rate in the State. The high unemployment rate was due to a recession which drove interest rates so high that the housing industry came to a near standstill. Consequently, most lumber mills temporarily or permanently closed their operations. Other local businesses serving the mills or workers also suffered.

Since 1984, the employment situation has improved. By 1988 the unemployment rate had dropped to 10.5 percent or a 50 percent reduction since 1984. The upsurge in the economy can largely be attributed to increased tourism, an improved economy and a steady demand for the County's lumber and wood products. Table 4 shows the County's employment and unemployment averages for two recent years.

TABLE 4
Civilian Labor Force, Employment, and Unemployment
1987-88 Annual Averages

	1987	1988
Civilian Labor Force 1	17,950	18,825
Employment	16,125	16,850
Unemployment	1,825	1,975
Unemployment Rate 2	10.2	10.5

1. Labor force by place of residence. Employment includes persons involved in labor-management trade disputes.
2. The unemployment rate is computed from unrounded data and may differ from rates developed by using rounded data in this table.

SOURCE: *Annual Planning Report*, Employment Development Department, 1989.

TABLE 5
Siskiyou County
Wage and Salary Employment
1987-90 Averages

Industries	1987	1988	1989	1990	1988-89	1989-90
Total Wage and Salary*	13,600	14,050	14,400	14,675	350	275
Total agriculture, forestry and fisheries	775	775	800	800	0	0
Agriculture production.....	600	575	575	600	0	25
Service, forestry and fishing...	175	200	225	200	25	-25
Total Nonagriculture	12,825	13,275	13,600	13,875	325	325
Construction and Mining	525	575	600	625	25	25
Manufacturing	1,975	1,900	1,925	2,000	25	75
Lumber and Wood	1,650	1,675	1,675	1,725	0	50
Other Manufacturing	350	250	250	275	0	25
Transportation and Public Utilities	875	900	900	925	0	25
Wholesale Trade	475	525	525	550	0	25
Retail Trade	2,500	2,575	2,650	2,675	75	25
Finance, Insurance and Real Estate	425	450	475	500	25	25
Services	2,150	2,200	2,300	2,350	100	50
Government	3,900	4,150	4,225	4,250	75	25
Federal	875	1,050	1,050	1,050	0	0
State	475	450	475	500	25	25
Local and Education	2,525	2,625	2,700	2,700	75	0

* Employment reported by place of work and does not include persons involved in labor-management trade disputes.

SOURCE: Annual Planning Report, Employment Development Dept., 1989.

TABLE 4
 Regression Results
 (Standard Errors in parentheses)

Variable	1997	2001	2002	2003	2004	2005
Constant	1.100	1.100	1.100	1.100	1.100	1.100
Age	0.001	0.001	0.001	0.001	0.001	0.001
Gender	0.001	0.001	0.001	0.001	0.001	0.001
Married	0.001	0.001	0.001	0.001	0.001	0.001
Education	0.001	0.001	0.001	0.001	0.001	0.001
Income	0.001	0.001	0.001	0.001	0.001	0.001
Health	0.001	0.001	0.001	0.001	0.001	0.001
Region	0.001	0.001	0.001	0.001	0.001	0.001
Time	0.001	0.001	0.001	0.001	0.001	0.001
Time squared	0.001	0.001	0.001	0.001	0.001	0.001
Time cubed	0.001	0.001	0.001	0.001	0.001	0.001
Time quart	0.001	0.001	0.001	0.001	0.001	0.001
Time quint	0.001	0.001	0.001	0.001	0.001	0.001
Time sext	0.001	0.001	0.001	0.001	0.001	0.001
Time sept	0.001	0.001	0.001	0.001	0.001	0.001
Time oct	0.001	0.001	0.001	0.001	0.001	0.001
Time nonet	0.001	0.001	0.001	0.001	0.001	0.001
Time dec	0.001	0.001	0.001	0.001	0.001	0.001
Time undec	0.001	0.001	0.001	0.001	0.001	0.001
Time duodec	0.001	0.001	0.001	0.001	0.001	0.001
Time tredec	0.001	0.001	0.001	0.001	0.001	0.001
Time quattuordec	0.001	0.001	0.001	0.001	0.001	0.001
Time quindecim	0.001	0.001	0.001	0.001	0.001	0.001
Time sexdecim	0.001	0.001	0.001	0.001	0.001	0.001
Time septdecim	0.001	0.001	0.001	0.001	0.001	0.001
Time octodecim	0.001	0.001	0.001	0.001	0.001	0.001
Time novemdecim	0.001	0.001	0.001	0.001	0.001	0.001
Time viginti	0.001	0.001	0.001	0.001	0.001	0.001
Time viginti et unum	0.001	0.001	0.001	0.001	0.001	0.001
Time viginti et duo	0.001	0.001	0.001	0.001	0.001	0.001
Time viginti et tres	0.001	0.001	0.001	0.001	0.001	0.001
Time viginti et quatuor	0.001	0.001	0.001	0.001	0.001	0.001
Time viginti et quinque	0.001	0.001	0.001	0.001	0.001	0.001
Time viginti et sex	0.001	0.001	0.001	0.001	0.001	0.001
Time viginti et septem	0.001	0.001	0.001	0.001	0.001	0.001
Time viginti et octo	0.001	0.001	0.001	0.001	0.001	0.001
Time viginti et novem	0.001	0.001	0.001	0.001	0.001	0.001
Time triginta	0.001	0.001	0.001	0.001	0.001	0.001
Time triginta et unum	0.001	0.001	0.001	0.001	0.001	0.001
Time triginta et duo	0.001	0.001	0.001	0.001	0.001	0.001
Time triginta et tres	0.001	0.001	0.001	0.001	0.001	0.001
Time triginta et quatuor	0.001	0.001	0.001	0.001	0.001	0.001
Time triginta et quinque	0.001	0.001	0.001	0.001	0.001	0.001
Time triginta et sex	0.001	0.001	0.001	0.001	0.001	0.001
Time triginta et septem	0.001	0.001	0.001	0.001	0.001	0.001
Time triginta et octo	0.001	0.001	0.001	0.001	0.001	0.001
Time triginta et novem	0.001	0.001	0.001	0.001	0.001	0.001
Time quadraginta	0.001	0.001	0.001	0.001	0.001	0.001
Time quadraginta et unum	0.001	0.001	0.001	0.001	0.001	0.001
Time quadraginta et duo	0.001	0.001	0.001	0.001	0.001	0.001
Time quadraginta et tres	0.001	0.001	0.001	0.001	0.001	0.001
Time quadraginta et quatuor	0.001	0.001	0.001	0.001	0.001	0.001
Time quadraginta et quinque	0.001	0.001	0.001	0.001	0.001	0.001
Time quadraginta et sex	0.001	0.001	0.001	0.001	0.001	0.001
Time quadraginta et septem	0.001	0.001	0.001	0.001	0.001	0.001
Time quadraginta et octo	0.001	0.001	0.001	0.001	0.001	0.001
Time quadraginta et novem	0.001	0.001	0.001	0.001	0.001	0.001
Time quinquaginta	0.001	0.001	0.001	0.001	0.001	0.001
Time quinquaginta et unum	0.001	0.001	0.001	0.001	0.001	0.001
Time quinquaginta et duo	0.001	0.001	0.001	0.001	0.001	0.001
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Time sexaginta et septem	0.001	0.001	0.001	0.001	0.001	0.001
Time sexaginta et octo	0.001	0.001	0.001	0.001	0.001	0.001
Time sexaginta et novem	0.001	0.001	0.001	0.001	0.001	0.001
Time septuaginta	0.001	0.001	0.001	0.001	0.001	0.001
Time septuaginta et unum	0.001	0.001	0.001	0.001	0.001	0.001
Time septuaginta et duo	0.001	0.001	0.001	0.001	0.001	0.001
Time septuaginta et tres	0.001	0.001	0.001	0.001	0.001	0.001
Time septuaginta et quatuor	0.001	0.001	0.001	0.001	0.001	0.001
Time septuaginta et quinque	0.001	0.001	0.001	0.001	0.001	0.001
Time septuaginta et sex	0.001	0.001	0.001	0.001	0.001	0.001
Time septuaginta et septem	0.001	0.001	0.001	0.001	0.001	0.001
Time septuaginta et octo	0.001	0.001	0.001	0.001	0.001	0.001
Time septuaginta et novem	0.001	0.001	0.001	0.001	0.001	0.001
Time octoginta	0.001	0.001	0.001	0.001	0.001	0.001
Time octoginta et unum	0.001	0.001	0.001	0.001	0.001	0.001
Time octoginta et duo	0.001	0.001	0.001	0.001	0.001	0.001
Time octoginta et tres	0.001	0.001	0.001	0.001	0.001	0.001
Time octoginta et quatuor	0.001	0.001	0.001	0.001	0.001	0.001
Time octoginta et quinque	0.001	0.001	0.001	0.001	0.001	0.001
Time octoginta et sex	0.001	0.001	0.001	0.001	0.001	0.001
Time octoginta et septem	0.001	0.001	0.001	0.001	0.001	0.001
Time octoginta et octo	0.001	0.001	0.001	0.001	0.001	0.001
Time octoginta et novem	0.001	0.001	0.001	0.001	0.001	0.001
Time nonaginta	0.001	0.001	0.001	0.001	0.001	0.001
Time nonaginta et unum	0.001	0.001	0.001	0.001	0.001	0.001
Time nonaginta et duo	0.001	0.001	0.001	0.001	0.001	0.001
Time nonaginta et tres	0.001	0.001	0.001	0.001	0.001	0.001
Time nonaginta et quatuor	0.001	0.001	0.001	0.001	0.001	0.001
Time nonaginta et quinque	0.001	0.001	0.001	0.001	0.001	0.001
Time nonaginta et sex	0.001	0.001	0.001	0.001	0.001	0.001
Time nonaginta et septem	0.001	0.001	0.001	0.001	0.001	0.001
Time nonaginta et octo	0.001	0.001	0.001	0.001	0.001	0.001
Time nonaginta et novem	0.001	0.001	0.001	0.001	0.001	0.001
Time centum	0.001	0.001	0.001	0.001	0.001	0.001

* All regressions are run on the basis of the following equation: $Y = \beta_0 + \beta_1 X_1 + \beta_2 X_2 + \dots + \beta_k X_k + \epsilon$, where Y is the dependent variable, $X_1, X_2, \dots, X_k$ are the independent variables, and ϵ is the error term.

Source: Author's calculations based on data from the U.S. Census Bureau, 1997-2005.

Siskiyou County General Plan Housing Element

Siskiyou County Planning Department

Robert Sellman, Director

*Prepared by
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7956 California Avenue
Fair Oaks, CA 95629
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Housing Element Stockton County General Plan

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Income

According to the 1990 Census, Siskiyou County's 1990 median household income was \$21,921. Incomes are not as high because of the seasonal nature of tourist and timber-related industries. There also is not a lot of high-paying, industrial type of employment in the County.

As part of the Siskiyou County Regional Needs Plan, the Department of Housing and Community Development prepared estimates of households in various income groups. These estimates are depicted in Table 6.

TABLE 6
Estimated Percentages and Numbers of Households
In Various Income Groups

Income Groups				
Very Low	Other Low	Moderate	Above Moderate	Total
24.7 %	16%	21.4%	37.9%	100%
2,241	1,450	1,940	3,441	9,754

Notes:

Very low is 50% of the median income.

Other Low is 50% - 80% of the median income.

Moderate Income is 80% - 120% of the median income.

Above Moderate Income is over 120% of the median income.

SOURCE: Regional Needs Plan for Siskiyou County, January 1991 to July 1997,
Department of Housing and Community Development, 1992.

HOUSEHOLD CHARACTERISTICS

Housing Types

From 1985 to 1990 the County's housing stock grew from 19,824 to 21,267 units. In the unincorporated area, housing stock grew from 11,079 to 11,971 units, an increase of nearly 900 units. In contrast about 500 new households were created during the same period. New housing construction has outpaced household formation by nearly a 2:1 ratio. Department of Finance 1990 estimates show that the total number of housing units exceeds total households by over 2,000 units.

According to the 1990 Census, Madison County's 1979 median household income was \$21,521. Income was not as high because of the economic recession of 1980 and 1981 which reduced income. There also is not a lot of high-paying, technical work in employment in the County.

As part of the Madison County Regional Health Plan, the Department of Housing and Community Development prepared a study of income levels. A study of income groups. These estimates are reported in Table 6.

TABLE 6
Estimated Income and Wealth in Madison County
in Madison County, Tennessee

Income Groups

Very Low	Other Low	Medium	Upper Medium	High
21.5	18.5	21.5	24.5	27.5
2,200	1,800	2,100	2,400	2,700

Source:

Very Low: 10% of the median income

Other Low: 10% to 20% of the median income

Medium: 20% to 30% of the median income

Upper Medium: 30% to 40% of the median income

ADDITIONAL INFORMATION: The Madison County Department of Housing and Community Development is currently conducting a study of income levels in Madison County, Tennessee.

INCOME AND WEALTH ESTIMATES

Table 6

From 1970 to 1980, Madison County's income levels were not high. In 1970, the median household income was \$11,521. In 1980, the median household income was \$21,521. The income levels were not high because of the economic recession of 1980 and 1981 which reduced income. There also is not a lot of high-paying, technical work in employment in the County.

The vast majority of housing in the unincorporated area of Siskiyou County is the single family dwelling. In 1985, single family dwellings accounted for 7,468 units or 67 percent of the unincorporated area's housing stock (4). Multiple housing (two or more units) accounted for only 835 units or 12 percent of the housing stock in the unincorporated area (5). By 1990 single family homes accounted for 7,999 units or 67 percent of the total housing units. Multiple units accounted for 825 units or four percent of the total housing units. Multiple units actually declined as some units were converted to group quarters, and some older units were removed from the housing stock. Multiple units have traditionally been a low percentage of the total housing stock, as they normally require a community sewer and/or water system. There are few areas in the unincorporated area where sewer and/or water service is available. In many of the areas where community water or sewer service is available, there have been problems with the systems which have severely limited the development of the area. Some areas where these services are available are also not near jobs and services. Consequently, most of the multiple housing units have been and will continue to be built in the incorporated area of the County.

Mobile homes have gained immensely in popularity, since they have remained affordable; their quality and public acceptance levels have also greatly improved. The County also allows mobile homes on foundations in zoning districts where single family dwellings are allowed. The choice of where mobile homes can be placed probably plays a role in their popularity. By 1990, there were 3,147 mobile homes or 26 percent of the total number of housing units (6). This percentage reflects a slight increase (three percent) over the 1980 mobile home percentage (23 percent) of housing units. By comparison mobile homes account for only seven percent of the incorporated area's housing stock and four percent of the housing stock statewide.

TABLE 7
1990 Housing Profiles

	Siskiyou County	Unincorporated Area
Housing Unit	21,267	11,971
Single Family	14,421	7,999
Multi-Family	3,050	825
Mobile Home	3,794	3,147
Occupied Units	18,638	9,460
Vacant %	15.18	20.98
Person Per Household	2.463	2.518

SOURCE: Department of Finance, E-5 Housing Estimates, 1990.

The first step in the process of the development of a community is the identification of the community. In this study, the community was defined as the group of people who live in the same geographical area and who share a common identity. The second step in the process is the identification of the community's needs. This was done by conducting a survey of the community's needs. The third step in the process is the identification of the community's resources. This was done by conducting a survey of the community's resources. The fourth step in the process is the identification of the community's problems. This was done by conducting a survey of the community's problems. The fifth step in the process is the identification of the community's goals. This was done by conducting a survey of the community's goals. The sixth step in the process is the identification of the community's strategies. This was done by conducting a survey of the community's strategies. The seventh step in the process is the identification of the community's actions. This was done by conducting a survey of the community's actions. The eighth step in the process is the identification of the community's outcomes. This was done by conducting a survey of the community's outcomes. The ninth step in the process is the identification of the community's evaluation. This was done by conducting a survey of the community's evaluation. The tenth step in the process is the identification of the community's feedback. This was done by conducting a survey of the community's feedback.

While the process of the development of a community is a complex one, it is not an insurmountable task. By following the steps outlined above, a community can be developed and its needs can be met. The process of the development of a community is a continuous one, and it is important to keep in mind that the community is always changing and growing. Therefore, it is important to keep the community's needs and resources in mind at all times. The process of the development of a community is a process of discovery, and it is important to keep in mind that the community is always discovering new needs and resources. Therefore, it is important to keep the community's needs and resources in mind at all times. The process of the development of a community is a process of discovery, and it is important to keep in mind that the community is always discovering new needs and resources. Therefore, it is important to keep the community's needs and resources in mind at all times.

TABLE 1
Community Development

Community Development	Community Development	Community Development
1. Identification of the community	2. Identification of the community's needs	3. Identification of the community's resources
4. Identification of the community's problems	5. Identification of the community's goals	6. Identification of the community's strategies
7. Identification of the community's actions	8. Identification of the community's outcomes	9. Identification of the community's evaluation
10. Identification of the community's feedback		

NOTE: The numbers in parentheses 1-10 identify the steps in the process.

Housing Costs

One bright factor regarding housing in Siskiyou County is that it is relatively affordable when compared to housing costs statewide. Housing costs remain well below those in other parts of California. According to the Siskiyou County Board of Realtors, the 1989 average house price in the county (including cities) was \$72,022 (Note: median price not available) which is a nine percent increase over 1988. Housing prices in Siskiyou County vary according to geographic location. Homes in the northern portion of the County had a 1989 average sales price of \$68,857 compared to \$86,436 for the southern area. The main reason for the difference in average prices is that there is a stronger demand for housing in the southern area, especially in the Mt. Shasta area.

Number of Households

In 1980, there were about 15,200 households in the County. Approximately 8,000 of the households were located in the unincorporated area of the County. In 1991 Department of Finance estimates that about 17,488 households existed countywide (7). Of this total, 9,702 households are in the unincorporated area, and 8,376 are in the incorporated area.

The number of households are growing at slightly faster rate than population. From 1980 to 1991, population grew by about six percent while the number of households grew by 12 percent (8). Households are growing at a faster rate than population because household size is decreasing.

TABLE 8
Households

	1980	1991
Total County	15,278	17,448
Incorporated	7,197	8,376
Unincorporated	8,081	9,072

SOURCE: Regional Needs Plan, Department of Housing and Community Development, 1984 and 1992.

Household Size

Household size for the unincorporated portion of the County was estimated to be 2.69 persons in 1980 (9), and by 1990 it declined to 2.51 persons (10). One reason household size is declining is that many single, widowed or divorced persons are forming their own households rather than being absorbed into existing households. Retired people moving into the area also reduce household size.

Tenure

In 1980, 69 percent of the housing units were owner occupied, and 31 percent were renter occupied. In the unincorporated area, 74 percent were owner occupied, and 26 percent were renter occupied if these percentages were applied. The reason for the high rate of homeowners may be due to the relatively low cost of owning a home in Siskiyou County. The average cost of a home in 1989 was \$72,022 (11).

Vacancy Rates

In 1970 there was a 16.1 percent vacancy rate in the unincorporated County area (12). Despite the population growth that occurred between 1970 and 1980, the vacancy rate grew to 17 percent (13). According to Department of Finance estimates, the vacancy rate climbed to 21 percent in 1990. Vacation dwellings do not account for the high vacancy rates, as they make up about five percent of the unincorporated housing stock (14). A review of Department of Finance population estimates show that the vacancy rate is partly due to the addition of new dwellings at a faster pace than new household formations. Between 1985 and 1990, 892 units were added to the unincorporated area's housing stock while only 614 new households were formed (15).

While there is no data available to objectively determine why vacancy rates are high, one possible explanation is that it may be tied to the amount of housing in need of rehabilitation. Another explanation is that the Department of Finance may be overcounting housing units in the County. These units may be in such disrepair that the owners will not live in or cannot rent them. Generally, houses in this category are so seriously substandard that rehabilitation is not feasible, and the unit should be replaced. This situation may also explain why new construction and mobile homes have outpaced new household formation.

Section 1

The purpose of this document is to provide information regarding the proposed project. The project is a new development in the area of [location]. It is a [type of project] and is expected to [benefit the area]. The project is a [type of project] and is expected to [benefit the area]. The project is a [type of project] and is expected to [benefit the area].

Section 2

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HOUSING NEEDS

Basic Living Requirements

Basic construction needs are the minimum number of units needed to accommodate projected new households. It provides a reasonable picture and shows up the housing units that will be required. These estimates indicate how much housing will be needed to keep up with the growing housing demand. The 1984 Regional Housing Plan estimated that 1,437 new units were needed to meet the basic housing needs of the County through 1991. A total of 11,571 units would be required to build the regional housing needs. According to 1980 Department of Commerce (D.C.) data, the total housing units in the County are 11,571 units, which is the same as the total housing units in the County in 1980.

Chapter II Housing Needs

According to the 1984 Regional Housing Plan, 1,437 new units must be added from 1981 to 1991 to meet the needs of new households.

Chapter II discusses the housing needs in the County, including regional housing needs, housing conditions and the housing needs of specific population groups of the county.

TABLE 1
Summary of Actual and
Projected Housing Needs

Actual			
Year	Households	Total Units	
1981	1,437	11,571	
Needed			
Year	Households	Construction Needed	Total Units Needed
1987	2,724	881	11,571

Source: Regional Housing Needs Plan, Department of Housing and Community Development, 1984.

Low and Moderate Income Housing

The most serious of new units needed in the next five years is only one thousand in the County's housing needs. Satisfying housing needs cannot be accomplished unless special attention is focused on meeting the needs of low and moderate income families.

Since 1981, Section 808-041 requires regional councils of government to prepare a regional needs plan in order to identify the number of households of low or moderate income in each of its member jurisdictions. Arkansas County's Regional

Chapter 12 Thinking Skills

Chapter 12 focuses on the thinking skills that students need to develop in order to be successful in the 21st century. The chapter is divided into four sections: Critical Thinking, Creative Thinking, Problem Solving, and Decision Making. Each section contains a definition of the skill, a list of strategies for developing the skill, and a series of exercises for students to practice the skill.

HOUSING NEEDS

Basic Construction Needs

Basic construction needs are the minimum number of units needed to accommodate projected new households, provide a reasonable vacancy rate and make up for housing units that will be replaced. These estimates indicate how much housing will be needed to keep up with the growing housing demand. The 1984 Regional Needs Plan indicated that 1,437 new units were required to meet the basic housing needs of the County through 1990. A total of 11,971 units would be required to fulfill the regional needs plan estimates. According to 1990 Department of Finance (DOF) estimates the County met its basic construction needs as exactly 11,971 units were estimated to exist in the unincorporated area.

According to the 1992 Regional Needs Plan, 899 new housing units must be added from 1991 to 1997 or approximately 150 new units per year. Table 9 shows the estimates of new and total units needed.

TABLE 9
Summary of Actual and
Projected Housing Needs

		Actual	
	Year	Households	Total Units
	1991	9,072	11,099
		Needed	
Year	Households	Construction Needed	Total Units Needed
1997	9,754	899	11,998

SOURCE: Regional Housing Needs Plan, Department of Housing and Community Development, 1992.

Low and Moderate Income Housing

The total number of new units needed in the next five years is only one dimension of the County's housing needs. Satisfying housing needs cannot be accomplished unless special attention is focused on meeting the needs of low and moderate income families.

State law, Section 65584(a) requires regional councils of government to prepare a regional needs plan in order to identify the number of households of low or moderate income in each of its member jurisdictions. Siskiyou County's Regional

Needs Plan was prepared by the Department of Housing and Community Development and is summarized in Tables 9 and 10.

Siskiyou County's low and moderate income housing needs are the number of units needed in the next five years, multiplied by the percentage of households in very low, other low and moderate income categories. In order to meet the needs of very low to moderate income families, 62 percent or 580 units are needed.

TABLE 10
Summary of 1997 Unincorporated
Regional Housing Needs

Income	Total Households	New Units Needed
Very Low	2,422	239
Other Low	1,567	154
Moderate	2,082	187
Above Average	3,683	319
TOTAL	9,754	899

SOURCE: Regional Needs Plan, Department of Housing and Community Development, 1992.

The County can satisfy its responsibility for providing adequate housing especially for low and moderate income families by continuing to ensure that there is an adequate supply of sites for mobile homes and multi-family rental housing in those areas where there are adequate sewer and water services available. Mobile homes probably comprise the best source of low and moderate income housing as the availability of water and sewer service is very limited in the unincorporated areas of the County. Mobile homes can also be placed on a lot for less than the cost of constructing a single unit of multi-family housing.

Housing Conditions/Rehabilitation and Replacement Needs

In addition to the basic construction needs, the County must take action to rehabilitate and replace those units in a state of disrepair. The County and its housing consultant, the Great Northern Corporation, have recognized the following in regards to the condition of the County's housing stock:

- The majority of the County's housing stock is old. To estimate the number of housing units in need of rehabilitation, a housing conditions survey was conducted by the Great Northern Corporation.

- The value of new housing construction in California since 1983 has risen by 26 percent while Siskiyou County has decreased by 20 percent. Since so little new construction is occurring, the needs of the populace must be met by identifying and rehabilitating the existing housing stock.
- There has not been a recent count of dwelling units and conditions. Existing available data is outdated and may not reflect existing conditions.

Through a CDBG grant, Great Northern Corporation conducted a housing conditions survey for the unincorporated areas of Siskiyou County. The survey was based on assessor's records to determine the actual number of improved parcels in the County and a field review of houses and mobile homes. Five licensed building contractors, in good standing, were sent into the field and conducted the inspection of the units. In conducting the survey, the following definitions were used to identify housing conditions.

- Sound - Unit appears well maintained and structurally sound.
- Minor - Structurally sound units that show signs of minor deferred maintenance or upkeep.
- Moderate - needs repair of one or more systems, such as roofing, electrical plumbing or building envelope.
- Substantial - means replacing several major systems, such as complete or partial foundation work, repairing or replacing exterior siding reconstruction of roof decking prior to replacement of shingles, complete rewiring or replumbing.
- Dilapidated - Units appears to have serious structural problems and may require major repairs. The cost of these repairs may equal or exceed the value of the unit.

Based on an examination of 9,431 housing units, 6.8 percent or 641 units were determined to be dilapidated; 14.1 percent or 1,330 units were determined to require substantial rehabilitation; 24.1 percent or 2,273 units were found to need moderate rehabilitation; 15.3 percent or 1,443 units are in need of minor repairs; and 39.3 percent or 3,706 units are in sound condition. The results of the Housing Conditions Survey is included in Appendix B.

Based on the number of units in need of rehabilitation, it is clear that rehabilitation programs are required in the County.

SPECIAL HOUSING NEEDS

Overcrowding

Overcrowding is a common measure of determining whether families are adequately housed. The most widely used standard to determine overcrowding is the number of persons per room. When this rate exceeds 1.01 persons per room, an overcrowded situation exists. It is assumed that living in a household in which this standard is exceeded is harmful to the physical and mental well-being of the occupants.

According to 1990 census data, 436 housing units in the unincorporated area were overcrowded using the 1.01 or more persons per unit standard and represent about five percent of the County's total 1990 occupied housing units. The amount of overcrowding has decreased slightly from that which occurred 1980 when 496 or about six percent of the occupied housing units in the unincorporated area exceeded 1.01 person per unit.

Two other measurable factors can be used to determine the extent of overcrowding: one is household size; the other is median size (in rooms) of housing units. In the unincorporated area, household size declined from 2.89 persons per unit in 1970 to 2.69 persons per unit in 1980. In 1990 it declined to 2.55 persons. At the same time, the median size of dwelling units in the County as a whole has increased from 4.4 to 4.7 rooms per housing unit. Given the fact that household size is decreasing and the size of houses is increasing, it does not appear that overcrowding is or will be a significant future housing issue.

Overpayment

The relationship between the cost of housing and the ability to afford housing is a primary concern in determining the condition of the housing market.

Until recently, a common standard for gauging housing affordability is whether housing expenditures exceed 25 percent of household income. Households exceeding this standard were said to be overpaying for housing. In terms of paying ability, this standard means that a household earning \$21,921 (about the median County income for households) can afford to pay about \$450 per month for housing costs.

Changes in market conditions are making the standard outmoded. Increased housing prices and higher costs of borrowing money require households to pay a higher share of their incomes for housing. As a result, many households now pay 30-40 percent of their incomes for housing. This same situation exists for rental housing. Increased housing prices and the cost of borrowing money require landlords to raise rents to meet their investment obligations.

In Siskiyou County there are 2,261 or about 73 percent of the lower income renter households paying more than 25 percent of their income for housing. Additionally, there are 1,173 or about 50 percent of the lower income owner

occupied households paying more than 25 percent of their income for housing. As can be expected, households with incomes of less than \$10,000 were most seriously affected as 90 percent of renter household (1,355 households) and 63 percent (668) of owner-occupied households were paying more than 25 percent of their incomes.

To provide adequate housing for lower income families, the County should continue its present policies which allow mobile homes to be placed in residential areas and should encourage the construction of multi-family housing.

Elderly Households

As mentioned earlier, Siskiyou County is an attractive retirement area, and as a result there are 3,604 persons or nearly 16 percent of the county's 1990 population over 65 years of age. Most seniors in Siskiyou County are homeowners; a person over 65 years of age or older occupies 2,015 of the owner-occupied households and 262 of the renter occupied households.

Many seniors live alone. According to the 1990 Census data, 803 one-person households occupied by a person over the age of 65.

Given the large number of seniors that live by themselves and their economic status, there are several options that the County should consider pursuing. One option is starting a shared housing program in which a senior that is living alone is matched with another compatible senior. Such an arrangement not only provides companionship but can also reduce housing costs. Another option is for the County to encourage multi-units or mobile home parks designed for senior citizens in areas where a full range of services are offered. For seniors now living in remote areas of the County these units would provide them with social opportunities and a possible reduction in living expenses, since transportation costs can be minimized. Multi-unit housing would also benefit older married couples who no longer wished to maintain a larger home. Lastly, since some seniors are no longer as active or mobile as they once were, a portion of this group could probably benefit from a rehabilitation assistance program or help in making their homes more accessible.

Housing For The Physically and Developmentally Disabled

Disabled persons may have similar housing problems which other groups in the County may experience. They may be living in substandard or overcrowded housing and may be paying a disproportionate share of their income towards housing.

Disabled persons also have needs that are not common to other groups. Although needs can vary widely, disabled persons need special facilities to help them overcome their disability or make their housing units more convenient. Some of these amenities include wide doorways that can accommodate wheelchairs, special bracing for handrails, lower countertops and switches and outlets at an appropriate height. Unfortunately, very few housing units have these features, and

consequently they must be remodeled to serve the disabled. The conversion of a conventionally designed housing unit, however, is usually well beyond the financial capability of most disabled persons.

Estimates of disabled persons run as high as 10 percent of the population, but it is unknown whether all these persons have disabilities that would require special housing needs.

In addition to the physically disabled, there are 30 developmentally disabled adults enrolled in programs at the Siskiyou Opportunity Center (SOC) and 20 clients at the Siskiyou Adult Learning Center. The Rockfellow House is a seven-bed transitional facility for adults who need training in housekeeping skills. Each resident is there for two-five years. There are about 40 students in Siskiyou County schools that will need placement in a day program and transitional house. At least 12 more units of transition housing units will be needed within the next five years.

Female-Headed Households

According to 1990 Census data, there are a total of 1,611 female-headed households in the unincorporated area. About 452 of these female-headed households also have children and most likely have special housing needs. The women must work to support their families, and in many instances their jobs pay low wages. They must also arrange for day-care which consumes a large portion of their pay. These female-headed households must seek suitable housing with less disposable income than some families earning the same amount. As a result, their housing choices are very limited, and most are probably paying more than 25 percent of their total incomes for housing. Most of the County's welfare assistance is to single-parent, female-headed families. Additionally, most of the homeless assistance provided by the Great Northern Corporation is to young women with children.

Because of their economic conditions, construction of multi-family rental housing would assist this group.

Large Families

According to the last available census data (1980), there are 1,482 households in Siskiyou County of five or more persons. In the unincorporated area there are 878 or about six percent of the unincorporated household total. The 1980 Census data shows that there were 1,346 housing units countywide with four or more bedrooms and 786 in the unincorporated area.

In 1980, 722 units of the housing units with four or more bedrooms and in the unincorporated area were occupied. These large housing units had vacancy rates of about eight percent, compared to the vacancy rate of 16 percent for the County as a whole in 1980. In the incorporated area, virtually all of the larger housing units were occupied. The 1990 Census data is not available to determine if this trend still continues, but it is believed to still be the case. Although no official data exists, it is believed that finding a large home to rent at a reasonable rate is nearly

Consequently, the first step in the development of the
theoretical framework is to establish the basic concepts and
theoretical assumptions of the research.

The second step is to identify the research objectives and
the research questions that will guide the study.

In addition, the researcher should identify the theoretical
framework that will guide the study. This framework should
be based on the research objectives and the research questions.
The researcher should also identify the research methods that
will be used to collect and analyze the data.

Research Design and Methods

The research design is the overall plan for the study. It
includes the selection of the research methods, the selection
of the research participants, and the selection of the research
variables. The research design should be based on the research
objectives and the research questions. The researcher should
also identify the research methods that will be used to collect
and analyze the data. The researcher should also identify the
research participants that will be used in the study. The
researcher should also identify the research variables that will
be used in the study.

The research methods are the procedures used to collect
and analyze the data. The research methods should be based
on the research objectives and the research questions.

Large Sample Size

A large sample size is important for the study because it
allows the researcher to generalize the findings to the
population. The larger the sample size, the more accurate
the findings will be. The researcher should also identify the
research methods that will be used to collect and analyze the
data.

In 1950, the study of the research methods was
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impossible, and renters that occupy them tend not to move. Based on this information, the County should encourage the development of additional larger multi-family units to accommodate larger families.

Farmworkers

In Siskiyou County the primary agricultural commodities are alfalfa, cattle, strawberry nursey stock and potatoes. Alfalfa and cattle are two crops, that in Siskiyou County, are not labor intensive. Most of the labor that these two commodities require are provided by the farmers or ranchers or unpaid family help due to the nature of the commodity or mechanization. Some seasonal employees are hired primarily in the summers to irrigate alfalfa. Although no statistics are available, it is believed that much of this seasonal irrigation work is done by high school and college-age students who reside with their parents.

The potatoes and strawberries are the agricultural commodities in which most seasonal farmworkers are hired. Most of the potato farming occurs in the Tulelake basin, an area that includes Siskiyou and Modoc Counties and the State of Oregon. The growing of strawberry nursery stock occurs primarily in the Butte Valley. Based on 1989 EDD statistics, a total of 420 regular and 310 seasonal farmworkers are employed annually in Siskiyou County. The month of October is the peak month when 500 seasonal workers are employed. Most of these peak seasonal workers are involved in harvesting potatoes or working in the potato sheds.

In September of 1991, many unemployed farmworkers from the Central Valley showed up in the Tulelake area in search of employment. Most were reacting to a rumor about jobs in this area when, in fact, there were very few jobs available. Consequently, local housing and social services were temporarily overburdened. This situation, although temporary, has focused attention on their plight.

Based on discussions with representatives from the Great Northern Corporation and the County Agricultural Commissioner, little is known about the farmworkers in the County. One hotel which has housed seasonal workers is known to be in need of repairs, and the Great Northern Corporation has applied for CHRRP funds to finance the required repairs. Representatives from the Great Northern Corporation have recommended that a County task force be established to assess housing conditions and needs of farmworkers. Once these needs are understood, the task force could recommend actions which would be taken to meet these needs.

Emergency and Homeless Housing

For a variety of reasons, individuals and families may have a need for emergency short-term housing. In Siskiyou County there are two primary groups of homeless persons. The largest group is young women between the ages of 20-40 with children. Domestic violence and their inability to pay rent are two primary reasons why they are homeless. Most of the homeless assistance available in the County goes to this group. The other homeless group consists of persons living in the County only during the warmer months of the year. These people usually do not request assistance.

The County provides for homeless persons through several programs. Persons in need of immediate shelter are able to obtain assistance from the Welfare Department. The County's Homeless Assistance Program enables persons or families to stay in a local motel for a period of up to 28 days. During 1989, a total of 3,286 person shelter days were provided by the County through the Homeless Assistance Program. The County also provides food stamps which enables temporarily homeless persons to purchase food. Some of the County's temporary homeless are persons who have become stranded along the I-5 corridor which links California to the Pacific Northwest. In most instances, these people are stranded in the County, because they have run out of money and fuel and may have experienced an automobile breakdown. To assist these persons, the County provides fuel vouchers and immediate cash payments up to \$100.

Great Northern also offers the homeless assistance. Emergency rent or mortgage money is provided to prevent evictions. Cash payments can also be made to place temporarily homeless persons in hotels or motels for up to 30 days.

Currently, there are no permanent homeless shelters or transitional housing serving the County's homeless. The Great Northern Corporation is trying to convert an old gymnasium for use as a transitional living center for single-parent households. Great Northern is also pursuing plans for the development of a homeless shelter. Establishment of a permanent homeless shelter and transitional living area would provide housing resources that will be essential as more homeless persons turn for assistance.

At Risk Units

New legislation (Chapter 1451, Statutes of 1989) requires that all housing elements include an analysis of at risk housing within their jurisdiction. At risk housing are those subsidized rental units whose subsidy terms may expire within the next ten years. Many subsidized units are multi-family rental units that provide below market rental housing. When the subsidies on these units terminate, the owners of the properties may increase the rents of these units to market rates. Should this occur, low income housing may be lost, making it difficult for the County to meet its goals for providing adequate housing.

An inventory of units receiving federal subsidies indicates that there are two projects in the unincorporated area of Siskiyou County that receive federal subsidies (See Appendix D). Subsidies for one of projects, the McCloud Motel Apartments, which provides 14 units of Section 8 housing, are scheduled to terminate in August of 2000. This project is therefore, at risk. The other project provides Siskiyou County with 42 units of family rental assistance but the subsidies for this project do not terminate until 2033. In addition to HCD's and Farmers Home Administration's inventories of at risk housing, other information sources were examined to determine if other subsidized units existed. The California Housing Finance Agency has not provided funds for constructing subsidized housing and the County has not approved any inclusionary or density bonus housing.

According to Table 14, the cost of constructing a single unit of a 4-plex is about \$90,560. Therefore, the cost of replacing the 14 at risk units with new units will be approximately \$1,267,840. The County lacks the financial resources to replace these units on its own and therefore must rely on private sector investment and state and federal assistance to add new low income rental units. To prevent this possible erosion of low income rental housing, the County's best strategy is to continue to work with non-profit agencies to increase the number of Section 8 units. Another possibility is to have a non-profit housing group, such as the Great Northern Corporation, apply for state and federal grants for constructing new low income rental units.

Countywide, there is no general plan land use map which shows the boundaries of the various land use designations. The County's general plan is a policy document which sets forth the County's goals and objectives for the future. It is not a legal document and does not have the force of law. The County's general plan is a policy document which sets forth the County's goals and objectives for the future. It is not a legal document and does not have the force of law.

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LAND AVAILABILITY

The General Plan

State law, Section 65302(a) requires all general plan land use elements to identify the proposed general distribution, location and extent of the uses of the land for housing, business, industry, open space and other categories of public and private land uses. Most local governments fulfill this requirement by including text and a land use map in their general plan to define the precise location of each land use category. State law, Section 66474, also requires local governments to make a finding, prior to approving a subdivision, that the subdivision is consistent with the general plan. Any residential projects proposed outside the areas defined as residential on the general plan map must be denied approval unless the local government is willing to amend its general plan.

In Siskiyou County, there is no general plan land use map which shows the boundaries of specific land use categories. Instead, physical constraints are mapped and general development policies based on these constraints have been developed. In evaluating projects such as residential subdivisions, the County bases its decision about projects according to their consistency with the adopted policies. As long as a project does not violate these policies, it will be deemed consistent with the County's general plan. This system of land use planning allows projects to be proposed anywhere without the fear that they will be automatically rejected, because they are not within specifically defined areas shown in the general plan map.

Zoning

While the County has not designated land uses on a general plan map, it does use zoning and a zoning map to regulate how land can be used. Generally speaking, the ordinance seeks to eliminate land use compatibility problems rather than to allow only specific types of land uses in well defined areas. Most of the "non-residential" zoning categories allow residential uses and even high density residential if a use permit is obtained. The zoning ordinance, however, does not permit land uses which would conflict with the vast majority of the other allowed uses.

For this reason, any estimation of land availability for housing based strictly on residential zoned land will grossly underestimate the amount of land available for residential use.

Vacant and Underutilized Lands

Within Siskiyou County, there is a significant amount of land available for housing, and much of it can be developed without a community water or sewer system if certain parcel size requirements can be met. Recently, the County embarked on a major rezoning of county lands in order to reflect existing land development patterns and to allow more room for growth. Although all of the County was not rezoned, the areas where population growth is most likely were rezoned. Estimates of land availability are based on this rezoning effort.

THE UNIVERSITY OF CHICAGO

There are three distinct ways of looking at the University of Chicago. The first is to see it as a place where the best minds in the world come to study and teach. The second is to see it as a place where the best minds in the world come to work. The third is to see it as a place where the best minds in the world come to live. The University of Chicago is a place where the best minds in the world come to do all three things. It is a place where the best minds in the world come to study, to work, and to live. It is a place where the best minds in the world come to do all three things. It is a place where the best minds in the world come to do all three things.

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To organize the inventory, the Planning staff divided the County into two separate areas where most of the rezoning occurred. The first area contains the I-5 Corridor area where most of the County's population resides and includes the unincorporated land surrounding the communities of Yreka, Dunsmuir, Weed and Mt. Shasta. Although most of the area is not served with community water and/or sewer service, there are pockets which these cities serve or which are served by small special districts. Limited water and sewer service exists in the unincorporated areas as it has been the policy of the County to direct dense, urban development into the cities where these services exist. This policy intends to prevent sprawl development and to protect the planning goals of the individual cities. Staff also rezoned some areas outside the I-5 corridor, primarily areas in and around the outlying unincorporated communities. Sewer and water service is available in limited degree in these areas, but most development will be limited to parcels on which septic systems and individual wells must be used.

Within these areas, staff examined County assessor's records for vacant unimproved parcels, rezoning maps, and information about water and sewer service. Based on this data, staff was able to identify the number of parcels available for single family development or the acreage available for multi-family development. Staff also determined the extent to which these parcels were served with community sewer or water service.

Table 11 shows the results of this inventory. The data indicates that there are 35,771 parcels in the County (in the areas which were examined) that are available for single family residential development if individual wells and septic systems are used. Based on an extremely conservative density factor of 1.1 units per parcel to account for parcels which could be divided and parcels upon which second dwelling units could be constructed, there is a potential for an additional 39,347 single family units or mobile homes. In areas where there is sewer or water service, an additional 7,528 single family units or mobile homes could be built. In total, there are enough vacant parcels available to allow the addition of at least 46,875 single family units or mobile homes. In addition, there is enough vacant land zoned for multi-family use to accommodate an additional 1,230 units. In Siskiyou County emergency shelters are allowed in any zone in which multi-family units are allowed. Therefore, there is enough vacant zoned land for 1,230 emergency shelter units.

If all vacant parcels or acreage were developed at the 1990 average household size of 2.55 persons, the holding capacity would be 122,668 persons. While land availability may be a problem in some areas of the state, the availability of land is not a factor in providing housing in Siskiyou County.

The first part of the report, the 'Summary and Conclusions' section, states that the purpose of the study was to determine the effect of the treatment on the growth of the plants. The results of the study are presented in the following table:

Treatment	Height (cm)	Weight (g)
Control	10.5	12.5
Treatment A	12.5	15.5
Treatment B	11.5	14.5

The results show that the treatment had a significant effect on the growth of the plants. The plants treated with Treatment A were significantly taller and heavier than the control plants. The plants treated with Treatment B were also significantly taller and heavier than the control plants, but not as much as the plants treated with Treatment A.

The second part of the report, the 'Discussion' section, discusses the results of the study and their implications. It states that the results of the study suggest that the treatment has a positive effect on the growth of the plants. This is consistent with the results of previous studies, which have shown that the treatment has a positive effect on the growth of the plants.

The third part of the report, the 'References' section, lists the references used in the study. The references are as follows:

1. Smith, J. (1998). The effect of the treatment on the growth of the plants. *Journal of Plant Growth*, 10(1), 1-10.
2. Jones, K. (2000). The effect of the treatment on the growth of the plants. *Journal of Plant Growth*, 12(2), 2-12.
3. Brown, L. (2002). The effect of the treatment on the growth of the plants. *Journal of Plant Growth*, 14(3), 3-14.

The fourth part of the report, the 'Appendix' section, contains the data used in the study. The data is as follows:

Treatment	Height (cm)	Weight (g)
Control	10.5	12.5
Treatment A	12.5	15.5
Treatment B	11.5	14.5

TABLE 11
Land Inventory

Land Use & Area	Zoning	Services	Density	Parcels/ Acreage	Potential Units
Single Family					
<i>Shasta Valley</i>					
	SFR	None	1.1 U/parcel	11,478 Par.	12,625
	SFR	Sewer or Water	4 U/parcel	604 Par.	2,416
<i>Balance of County</i>					
	SFR	None	1.1 U/parcel	24,293 Par.	26,722
	SFR	Sewer or Water	4 U/parcel	1,278 Par.	5,112
Total Potential Single Family Units or Mobile Homes					46,875
Multi-Family					
	Multi-Fam	Sewer &/or Water	10 U/acre	123 Ac.	1,230
Total Potential Multi Family Units					1,230
Emergency Shelter					
	Multi-Fam	Sewer &/or Water	10 U/acre	123 Ac.	1,230
Total Potential Emergency Shelter Units					1,230

Notes:

1. Shasta Valley is territory along the I-5 Corridor
2. SFR is Single Family Residential
3. Multi-Family is any zone that allows multi-family dwellings including commercial and office zoning
4. Density of areas served by sewer &/or water is based on an average determined by County staff
5. Emergency shelters are allowed within any zone which allows multi-family dwellings

SOURCE: Siskiyou County Planning Department, 1992.

Redevelopment Sites

The Housing Conditions Survey prepared for this Element indicates that about 54 percent of the housing units or 5,046 units are in need of minor repairs or rehabilitation. Additionally, 6.8 percent of the housing units or 641 units are in need of replacement. Due to the rural nature of the County, these units are not generally located or concentrated in a specific area but, rather, are dispersed throughout the County. Since it is difficult to identify a "targetable area" for funding, it is difficult for the County to compete for redevelopment grant or loan funds. There is also no redevelopment agency in the County that undertakes redevelopment work.

TABLE 1
continued

Country	Year	Population (millions)	Urban population (millions)	Urban population (%)	Urban population (millions)	Urban population (%)
Algeria	1975	11.0	4.5	40.9	4.5	40.9
Algeria	1980	11.5	5.0	43.5	5.0	43.5
Algeria	1985	12.0	5.5	45.8	5.5	45.8
Algeria	1990	12.5	6.0	48.0	6.0	48.0
Algeria	1995	13.0	6.5	50.0	6.5	50.0
Algeria	2000	13.5	7.0	51.9	7.0	51.9
Algeria	2005	14.0	7.5	53.6	7.5	53.6
Algeria	2010	14.5	8.0	55.2	8.0	55.2
Algeria	2015	15.0	8.5	56.7	8.5	56.7
Algeria	2020	15.5	9.0	58.1	9.0	58.1
Algeria	2025	16.0	9.5	59.4	9.5	59.4
Algeria	2030	16.5	10.0	60.6	10.0	60.6
Algeria	2035	17.0	10.5	61.8	10.5	61.8
Algeria	2040	17.5	11.0	62.9	11.0	62.9
Algeria	2045	18.0	11.5	64.0	11.5	64.0
Algeria	2050	18.5	12.0	64.9	12.0	64.9
Algeria	2055	19.0	12.5	65.8	12.5	65.8
Algeria	2060	19.5	13.0	66.7	13.0	66.7
Algeria	2065	20.0	13.5	67.5	13.5	67.5
Algeria	2070	20.5	14.0	68.3	14.0	68.3
Algeria	2075	21.0	14.5	69.0	14.5	69.0
Algeria	2080	21.5	15.0	69.8	15.0	69.8
Algeria	2085	22.0	15.5	70.5	15.5	70.5
Algeria	2090	22.5	16.0	71.1	16.0	71.1
Algeria	2095	23.0	16.5	71.7	16.5	71.7
Algeria	2100	23.5	17.0	72.3	17.0	72.3

Source: UN Population Division, *World Population Prospects: The 2006 Revision*, Table A.1, <http://www.un.org/popdyn/>.
 1. The population of Algeria is projected to increase from 11.0 million in 1975 to 23.5 million in 2100.
 2. The urban population of Algeria is projected to increase from 4.5 million in 1975 to 17.0 million in 2100.
 3. The percentage of the population living in urban areas is projected to increase from 40.9% in 1975 to 72.3% in 2100.
 4. The population of Algeria is projected to increase from 11.0 million in 1975 to 23.5 million in 2100.
 5. The urban population of Algeria is projected to increase from 4.5 million in 1975 to 17.0 million in 2100.
 6. The percentage of the population living in urban areas is projected to increase from 40.9% in 1975 to 72.3% in 2100.

The following table shows the projected population of Algeria for the years 1975 to 2100. The population is projected to increase from 11.0 million in 1975 to 23.5 million in 2100. The urban population is projected to increase from 4.5 million in 1975 to 17.0 million in 2100. The percentage of the population living in urban areas is projected to increase from 40.9% in 1975 to 72.3% in 2100.

Community Water and Sewer Services

Several special districts in the County provide community water and sewer services. Most of these districts serve small geographical areas and do not have the capacity to serve larger geographical areas. Several of the systems have recently been upgraded because significant operational problems threatened their closure.

The districts tend to support a small concentration of people in remote or recreational areas and are not close to existing urban areas. Consequently, they do not support significant numbers of multiple unit dwellings.

A list of districts providing sewer and water service, a brief description of the districts and a summary of their capabilities are as follows:

• McCloud Community Services District

This district provides the same level of service that most incorporated cities in the County do. The services include domestic water, sewer, fire protection, ambulance/paramedic, library, police protection, alley maintenance, street lighting, solid waste disposal, recreation and hydroelectric generation. About 683 dwellings and approximately 1,640 persons are served.

The District currently has 3.84 million gallons of water per day available for domestic water use. Additional water is available if further growth creates a demand.

The sewage treatment system is presently operating under a cease and desist order from the Regional Water Quality Control Board (RWQB). RWQB issued this order, because untreated waste water is percolating into lava tubes. State officials are uncertain where the waste water is going and fear that there is a potential contamination of underground and surface water sources. Although the RWQB is not limiting connections at this time, it is monitoring the number of allowed hookups.

• Happy Camp Sanitary District

The District provides sewage treatment service. The design capacity of the sewage treatment system is approximately 290,000 gallons per day. The system is presently treating about 200,000 gallons per day. The District was formed in 1969 and started providing sewer service in 1979.

Happy Camp is an unincorporated town in the northwestern portion of the County and is located along the Klamath River and Indian Creek. It is near the intersection of Indian Creek Road, Elk Road and Highway 96. The District is about 750 acres and includes most of the buildable land in the area. The District serves 635 dwellings and a population of approximately 1,600. There are about 74 vacant lots totaling about 100 acres within the District.

Community Health and Social Services

General health services in the United Kingdom are provided by the National Health Service (NHS). The NHS is a public body that provides a wide range of health services, including primary care, hospital care, and community health services. The NHS is funded by the government and is free at the point of use.

The NHS is a large organization that provides a wide range of health services. It is funded by the government and is free at the point of use. The NHS is a public body that provides a wide range of health services, including primary care, hospital care, and community health services.

A lot of things are going on in the NHS. There are a lot of people working in the NHS, and there are a lot of things being done. The NHS is a public body that provides a wide range of health services, including primary care, hospital care, and community health services.

Community Health and Social Services

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- **Lake Shastina Community Services District**

The District was formed in November, 1978, to provide sewer service to the Lake Shastina Subdivision. The District added fire protection service in December 1980 and police protection in February 1981. Both of these services were formerly operated by the subdivision property owners association.

With a few minor exceptions, the District's boundaries include only those of the subdivision. There are currently about 390 improved residential properties and 17 dwellings under construction. In addition, the District provides services to a campground and a golf course. Presently about 850 people reside within the District. The District estimates that it has a capacity of providing sewer hookups for as many as 3,240 dwelling units.

- **Grenada Sanitary District**

The District operates a community sewer service that consists of a large septic system and evaporation ponds.

The District has been in existence since 1917. The District was operated by volunteers until 1984 when it was officially formed as a District.

The District serves an area of about 40 acres in the unincorporated community of Grenada. About 67 households receive sewer service. Population data is unavailable.

The District's present system is quite old and is in need of repair and general improvement. Because of the system's condition, only a limited number of hookups can be added.

- **Tennant Community Services District**

The District provides a wide variety of services, including water, sewer, fire protection, street maintenance and street lighting.

The Tennant Community Services District serves the small unincorporated community of Tennant, which is located in the north central portion of the County about 62 miles south of the California/Oregon border. The District is about 100 acres and serves a population of about 136 persons in the summer and 62 persons in the winter.

The District recently experienced severe problems with its water and sewage treatment systems. The plants were then improved to meet current water quality standards.

• The Role of the Government in the Economy

The government has a role to play in the economy. It is responsible for providing public services, such as education, health care, and social security. It also regulates the market to ensure fair competition and protect consumers. The government can also influence the economy through fiscal and monetary policy.

With a few exceptions, the government's role in the economy is limited. It should not interfere with the free market, but it should provide a framework within which the market can operate. The government should also ensure that the market is fair and that the interests of all citizens are protected.

• The Role of the Government in the Environment

The government has a role to play in the environment. It is responsible for protecting natural resources, such as forests, rivers, and wildlife. It also regulates the use of land and water to prevent pollution and degradation.

The government should also encourage the development of sustainable resources. It should provide incentives for businesses and individuals to adopt environmentally friendly practices.

The government should also ensure that the environment is protected for future generations. It should establish national parks and reserves, and it should regulate the use of land and water to prevent pollution and degradation.

The government's role in the environment is crucial. It is responsible for protecting natural resources, and it should encourage the development of sustainable resources. The government should also ensure that the environment is protected for future generations.

• The Role of the Government in the Labor Market

The government has a role to play in the labor market. It is responsible for regulating the relationship between employers and employees. It also provides social security and unemployment benefits.

The government should also ensure that the labor market is fair and that the interests of all workers are protected. It should establish minimum wage laws, and it should regulate the use of labor to prevent exploitation and discrimination.

The government's role in the labor market is crucial. It is responsible for regulating the relationship between employers and employees, and it should ensure that the labor market is fair and that the interests of all workers are protected.

- **Hornbrook Community Services District**

The District provides water service to about 110 users and can provide service to a total of 130.

The Hornbrook Community Services District serves the small unincorporated community of Hornbrook, which is located a few miles east of Interstate 5 and is about halfway between Yreka and the Oregon border. The primary land uses of the area are residential, agricultural and recreational. The District's population is estimated to be about 200 persons.

Although the District recently completed a number of improvements to its processing and distribution system, new water hookups have taken up much of the increased capacity.

- **Happy Camp Community Services District**

The District began as a private water company (Happy Camp Improvement, Inc.) Each water user was a shareholder in the company. In April, 1977, the shareholders elected to dissolve the company and formed the Happy Camp Community Service District. The entire assets of the company were transferred to the District.

Happy Camp is an unincorporated town in the northwestern portion of the County. The town is located along the Klamath River near the intersection of Indian Creek Road, Elk Creek Road and Highway 96. The District provides water service to 389 units and has the ability to provide service to about 450 units. Currently, about 1,800 persons reside in the District.

Recently, the District received grant/loan funds to improve its water system which had deteriorated to the point that building permits for new construction were not being approved. Through a \$1,200,000 grant/loan, the District has rebuilt the water system.

- **Callahan Community Services District**

The Callahan Community Services District provides water service to a small area nestled between the forks of the Scott River. Since the District is in a remote area of the County, growth is anticipated to be very slow although there is ample water available to serve a much larger population.

GOVERNMENTAL CONSTRAINTS

Local governments have little, if any, influence on the national economy or on federal monetary policies. These two factors influence more than anything else the cost and availability of housing. Local governments, however, can play a role in keeping housing prices under control by periodically monitoring their regulations to determine if they are consistent with the economy and the price of a house.

Fixed Prices

The price of housing can have a significant impact on housing production and cost. During certain periods the federal government controls the price of housing. Federal payments must be made. If the price is too high, the government will subsidize the price. If the price is too low, the government will increase the price. As a result, the price of housing is fixed. The price of housing is fixed. The price of housing is fixed.

Chapter III Constraints

According to the Housing Department, the price of housing can be produced in 2-12 months. If the price is too high, the government will subsidize the price. If the price is too low, the government will increase the price. As a result, the price of housing is fixed. The price of housing is fixed. The price of housing is fixed.

This chapter examines various factors that influence housing production or habilitation.

Fixed Price

Fixed price is a price that is fixed by the government. It is a price that is fixed by the government. It is a price that is fixed by the government. It is a price that is fixed by the government. It is a price that is fixed by the government. It is a price that is fixed by the government.

In order to determine whether the country's price is reasonable, a comparison between Suburban County's price and the average price for eight counties was made. Table 12 shows that the County's price is in the lower end of the range. In addition, the price is reasonable and should not cause any housing problems.

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Chapter 11
Conclusion

This report contains several pages of
information about the project.

GOVERNMENTAL CONSTRAINTS

Local governments have little, if any, influence on the national economy or on federal monetary policies. These two factors influence more than anything else the cost and affordability of housing. Local governments, however, can play a role in keeping housing prices under control by periodically monitoring their regulations to determine if they constrain production or add unnecessary costs to the price of a home.

Permit Process

The permit process can have a significant impact on housing production and costs. Lengthy review periods can increase costs, because material prices can rise and interest payments must be made. It can also lead to frustration and create the impression that local government is unwilling to cooperate with private industry to produce housing. As a result, builders may avoid working in these areas, and the citizens of the County will suffer the loss of jobs and housing.

According to the Planning Department most permits can be processed in 6-12 weeks if an environmental impact report (EIR) is not required. The processing time is well within the time limits established by the Permit Streamlining Act (Public Resources Code Section 21100 *et seq.*). The Building Department indicates that in most instances, permits for new housing, rehabilitation or additions can be approved in about 10 working days, although some building permits can take as long as 30 days. These permit processing times seem reasonable and involve about the same amount of time it takes other counties to process similar permits.

Permit Fees

Permit fees are established by local governments to recover all or part of the cost of processing permits. In the aftermath of Proposition 13, many local governments increased fees and almost regularly adjust them. Most local governments justify their fee increases on the Proposition 13 philosophy that those who receive services should pay for them.

In most instances, builders add the cost of permit fees to the cost of their products. It is the consumer that ultimately pays and is most affected if permit fees are excessive.

In order to determine whether the county's fees are reasonable, a comparison between Siskiyou County's fees and the average fees for eight counties was made. Table 12 shows that the County fees are at the lower end of an eight county fee range. In addition, the fees seem reasonable and should not unduly affect housing costs.

CONSTITUTIONAL CONSIDERATIONS

Under the Constitution, the federal government has the power to regulate interstate commerce. This power is derived from the Commerce Clause, which states that Congress has the power to regulate commerce with foreign nations, among the several states, and with the Indian Tribes. The Supreme Court has interpreted this power broadly, allowing the federal government to regulate a wide range of economic activity, including the production and distribution of goods and services.

Private Law

The private law system is based on the principle of individual rights and liberties. It is a system of law that governs the relationships between individuals and entities. The private law system is based on the principle of individual rights and liberties, and it is a system of law that governs the relationships between individuals and entities. The private law system is based on the principle of individual rights and liberties, and it is a system of law that governs the relationships between individuals and entities.

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Public Law

The public law system is based on the principle of public interest. It is a system of law that governs the relationships between the government and the public. The public law system is based on the principle of public interest, and it is a system of law that governs the relationships between the government and the public. The public law system is based on the principle of public interest, and it is a system of law that governs the relationships between the government and the public.

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Development Fees/Improvements

Siskiyou County has no established fees or specific requirements for on- or off-site improvements, such as drainage, schools or roads, but requires each subdivider to mitigate only the problems that the subdivision creates. If a subdivision, for example, is located in an area where drainage is not a problem, the County will impose few if any conditions regarding drainage. Any required mitigation measures are included as a condition of approving the final subdivision map.

Site Improvements

Conditions regarding site improvements for approval of minor subdivisions (four lots or fewer) vary with each application. Typically conditions may include soil percolation tests, proof of water, access easements, and road improvements if the parcels are not on a County road. Required road improvements will generally include an 18 to 24 foot wide rocked road depending on the number of trips per day which will be generated by the parcels using the road. Occasionally, a chip seal road may be required if the property is zoned for parcels less than 2.5 acres.

Conditions imposed on major subdivisions are more stringent but not unnecessarily so. Improvements, such as paved roads, curbs and gutters, are often required. Streets, however, are geared to the size and density of the project. Larger, denser project will be required to construct larger streets, whereas smaller, less dense projects will be required to construct narrower street. On a low density residential project, for example, a 20-foot roadway is required; on a high density project which would serve more traffic a 32-foot roadway is necessary. By gauging the size of the roadway to fit the size of the project, unnecessary expenses can be avoided.

All of these conditions are similar to the conditions imposed by other local jurisdictions and are designed to provide a basic level of service and to protect the health and safety of the residents who will eventually reside in the area. These conditions will not pose any unnecessary constraint to new residential development.

School Impact Fees

Under the school impact fee law (AB 2926) school districts are allowed to assess up to a total of \$1.58 per square foot of new residential construction to help finance the construction of new school facilities. While schools are an important part of the community, the fees add to the price of new rental or owner occupied housing. Table 14 depicts the estimated costs of building a 1,500 square foot home in Siskiyou County. Based on \$1.58 per square foot, the AB 2926 fee added nearly \$2,300 to the cost of the house used in the example.

Developmental Psychology

Developmental Psychology is the scientific study of the changes that occur in human beings from birth to death. It is a branch of psychology that focuses on the physical, cognitive, and emotional development of individuals. Developmental psychologists study the patterns of growth and change that occur over the lifespan, from infancy through old age. They are interested in understanding the factors that influence development, such as genetics, environment, and experience. Developmental psychology has many applications in education, healthcare, and social policy.

The Lifespan

The lifespan approach to developmental psychology emphasizes that development is a continuous process that occurs throughout life. This approach rejects the idea that development is limited to childhood and adolescence. Instead, it views development as a lifelong process that involves ongoing changes in physical, cognitive, and emotional functioning. The lifespan approach also recognizes that development is influenced by a variety of factors, including genetics, environment, and experience. By studying development across the entire lifespan, developmental psychologists can gain a more comprehensive understanding of the human condition.

Developmental psychologists use a variety of methods to study development, including experiments, observations, and surveys. They also use a variety of theoretical frameworks to guide their research, such as Piaget's theory of cognitive development and Erikson's theory of psychosocial development. Developmental psychologists are interested in understanding the patterns of growth and change that occur over the lifespan, from infancy through old age. They are interested in understanding the factors that influence development, such as genetics, environment, and experience. Developmental psychology has many applications in education, healthcare, and social policy.

Developmental psychologists are interested in understanding the patterns of growth and change that occur over the lifespan, from infancy through old age. They are interested in understanding the factors that influence development, such as genetics, environment, and experience. Developmental psychology has many applications in education, healthcare, and social policy.

Physical Development

Physical development refers to the changes in the body that occur over the lifespan. This includes changes in height, weight, and bone density, as well as changes in the reproductive system. Physical development is influenced by a variety of factors, including genetics, environment, and experience. Developmental psychologists study physical development using a variety of methods, including measurements of height and weight, and imaging techniques such as X-rays and MRI. Understanding physical development is important for understanding the overall development of the individual.

TABLE 12
Comparison of Permit Fees*

	Siskiyou County	8 County Fee Range
General Plan Change	\$550	\$320-1,600
Zone Change	\$445	\$325-800
Use Permit	\$220	\$200-620
Preliminary Parcel Map	\$220	\$200-620
Tentative Subdivision Map	\$335	\$310-1,000

*Note: Only permit fees that may affect housing construction were considered.

SOURCES: Siskiyou, Butte, Glenn, Lassen, Modoc, Plumas, Shasta, Tehama and Trinity.

Subdivision Map Act

The process of taking a large piece of property and dividing it into smaller building sites is called subdividing and can be one of the first steps in building new housing. Subdividing land is regulated by the State Subdivision Map Act (Section 65411 *et seq.*) and local subdivision ordinances. The Map Act establishes the framework for the subdivision process, and the local subdivision ordinance contains the technical design standards and lot requirements. Subdivisions are regulated to varying degrees depending on the number of lots. Subdivisions creating four or less lots (parcel maps) are usually not required to meet as stringent standards as subdivisions creating five or more lots. In Siskiyou County, large subdivisions are rare as most occur in the incorporated area where sewer and water service is available.

According to the Planning Department, the approximate processing time for both forms of subdivisions is about 8-12 weeks depending on the complexity of the subdivisions and on the need of an environmental impact report. If the Planning Commission's decision is appealed to the Board of Supervisors, another four weeks is added to the process. Staff estimates that nearly 90 percent of the applications for parcel map are approved, and many of the maps that are not approved have been withdrawn at the applicant's request.

Based on the processing time and the high percentage of approvals, it does not appear that the Subdivision Map Act process, as administered locally, creates obstacles in the housing process.

Building Construction Standards

The County has adopted the provision of the Uniform Building, Plumbing, Mechanical and Electrical Codes and the Energy Conservation Standards set forth in Title 24 of the California Administrative Code.

Enforcement of the Uniform Codes is delegated to the Building Department and is carried out at the plan review stage and at the time of building/site inspection. All work for which a building permit is issued must be inspected at the time of completion or at specified stages of construction. The County will also investigate complaints regarding building code infractions but only on a complaint basis. It does not actively seek out infractions, and it works cooperatively in trying to resolve infractions.

California Environmental Quality Act (CEQA)

All state and local agencies are required to evaluate the environmental effect of all discretionary projects before approving them. According to State law, whenever a project is found to have a significant environmental impact, an environmental impact report (EIR) must be prepared. The level of the complexity of the EIR depends on the magnitude of environmental impacts identified and the methods available to mitigate them.

The time required to prepare an EIR varies with the proposed project. Large projects with many significant impacts take much longer to prepare than projects with only a few impacts.

While EIR's can be time consuming, not much can be done to reduce the time required to prepare them. State law establishes specific minimum time periods for the review process. When the preparation time for EIR's is compressed, hastily prepared documents, especially involving controversial projects, can result in lawsuits and tie up projects for months.

Williamson Act

In 1965 the State enacted the Land Conservation Act (Williamson Act) to halt the rapid conversion of agricultural land to urban uses. The Act allows landowners to enter voluntarily into a contract which provides them with tax benefits in exchange for agreeing to maintain their land in an agricultural use for a ten-year period. Each year the contract is automatically renewed for an additional year unless the property owner files a notice of non-renewal. The notice terminates the contract ten years from filing. Another method for removing land from the Williamson Act is by immediate contract cancellation, but a recent court ruling (Sierra Club vs. Hayward) has placed very stringent requirements on cancellations so that it is difficult for local governments and land owners to cancel contracts once in place.

The County has over 373,345 acres enrolled in the Williamson Act. Most surrounds the cities of Dorris, Tulelake, Fort Jones and Etna, Yreka and Montague. Because the Act restricts the land for agricultural or related uses, it precludes land from being developed into intensive urban type uses, such as housing.

Since State law and court rulings regulate the withdrawal of land from the Act, changes in State law are necessary before land can be easily removed and developed into more intensive urban uses. The Act serves a valuable purpose by preventing uncontrolled development on a valuable resource. Any changes in the Act must be carefully drafted to prevent the unnecessary loss of farm land.

Forest Taxation Reform Act

In 1976, the California Legislature enacted the Forest Taxation Reform Act to promote prudent and responsible forest resource management. In addition to restructuring the method of taxing timber and timberland, the Act is designed to discourage premature or unnecessary conversion of timberland to urban uses and to prevent the extension of urban services into timber areas.

To protect timberland from conversion to urban uses, the Act requires cities and counties to identify timberland and to adopt Timberland Production Zoning (TPZ), which restricts the use of the land to timber production and other compatible open space uses. The TPZ system utilizes the Williamson Act concept of ten-year rolling zoning. Each parcel is initially zoned TPZ for ten years, but as each year passes, an additional year is added to maintain the ten year period. Once a parcel is zoned TPZ, it may be rezoned for another use by two methods. The first is normal rezoning, initiated by the landowner or the local government. In this case the board of supervisors has complete discretion, but the rezoning is not effective for ten years. The second method is immediate rezoning which can be initiated only by the property owner. For rezonings involving fewer than three acres, the board of supervisors can approve rezoning. Rezoning larger than three acres must be approved by the Department of Forestry.

Siskiyou County currently has about 600,000 acres in TPZ. Since the policy and procedures for placing land into and removing land from TPZ is governed by State law, there is little the County can do to free up this land for urban development. As a result, any changes to the amount of land placed into or changes in the procedures to remove land from TPZ must be made at the State level. Like the Williamson Act, any changes must be made carefully to balance housing needs and resource protection.

Federal, State and Local Government Land Ownership

Siskiyou County is the fourth largest county in the State with 4,040,320 acres within its borders. Much of the land in Siskiyou County, however, remains unavailable for housing by private development, because much of the County's lands are controlled by various public agencies. Federal agencies, such as the Forest Service, National Park Service and the Bureau of Land Management, control about 2,421,000 acres or 60 percent of the County's land area. An additional

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The Council has been 100% effective in the past and will continue to be so. The Council has been 100% effective in the past and will continue to be so. The Council has been 100% effective in the past and will continue to be so.

3,241 acres is under State control. Land under the jurisdiction of the County's nine cities accounts for 11,879 acres.

Lastly, various public agencies own an additional 5,081 acres. As a result, the Board of Supervisors govern about 1,599,119 or about 39 percent of the total land area. If Williamson Act land and land zoned TPZ is excluded, the total land area is reduced an additional 973,345 acres. Since State policy limits the types of land uses allowed on these lands, the Board has discretion over 625,774 acres or about 15 percent of the total land area.

The following County Land Use Element identifies and describes the various land use constraints that may adversely develop area potential. The constraints include:

- **Geologic Hazards** - Landslide areas and other geologic hazards may pose a threat to property and lives. Although County policy does not specifically restrict development in these areas, some builders understand the potential threat to their sites and have been able to avoid them.

- **Invasive Species** - Some areas of the County contain soils which are highly susceptible to being covered by development. As a result, they may be covered by the public's construction of buildings. In this situation, the problem is not only that the soil is degraded but also that the soil is covered by a building. The County is Regional Water Quality Control District and requires the builder to take special measures to prevent this condition.

- **Building Footprint in Environment** - Various soils in the County exhibit characteristics which are poor for building foundations. The foundation of a building must be constructed on a firm base. In these areas, the soil is not firm enough to support the building. To overcome this problem, some builders may choose to build larger areas rather than to build in the special conditions area.

- **Soil and Geologic Hazards** - The ability of the soil to support a building is a major factor in the construction of a building. In some areas, the soil is not firm enough to support the building. In some areas, the soil is not firm enough to support the building. In some areas, the soil is not firm enough to support the building.

- **Invasive Species** - In areas of 10 percent slope, invasive species are a major problem. The species are very difficult to remove, and they are very difficult to control. Consequently, these areas are generally avoided.

- **Water Quality** - Some areas in the County contain groundwater which is highly susceptible to being covered by development. As a result, they may be covered by the public's construction of buildings. In this situation, the problem is not only that the soil is degraded but also that the soil is covered by a building. The County is Regional Water Quality Control District and requires the builder to take special measures to prevent this condition.

NON-GOVERNMENTAL CONSTRAINTS

Environmental Features

Some land in Siskiyou County is unavailable for development because of environmental features. These features either pose a hazard to those who may choose to build in the area or diminish valuable resources. As a result, builders avoid these areas, because they understand the danger involved or do not wish to incur the added cost of building in these areas.

The Siskiyou County Land Use Element identifies and maps the environmental features that may influence development potential. The features include:

- **Geologic Hazards** - Landslide areas and other geologic hazards may pose a threat to property and lives. Although County policy does not specifically prevent development in these areas, most builders understand the potential hazard in these areas and elect to avoid them.
- **Erosion Hazards** - Some areas of the County contain soils which will erode heavily when disturbed by development. As a result they may be unstable for building construction or add considerable cost to correct the problem. In addition, erosion may degrade water quality of nearby water courses or bodies. As a result, the County or Regional Water Quality Control Board may require the builder to take special measures to prevent this condition.
- **Building Foundation Limitations** - Various soils in the County exhibit characteristics which can pose serious limitations for foundations. This condition does not mean that construction cannot occur in these areas, but that special measures must be taken to overcome the problem. Some builders may choose to avoid these areas rather than to submit to the special measures they must take.
- **Severe Septic Tank Limitations** - The ability of the soil to accept septic tank filter fields is an important determinant of rural housing development. Impermeable surfaces or steep slopes prevent septic systems from working properly and can foreclose the possibility of development in these areas.
- **Excessive Slope** - In areas of 30 percent slope, improvements for accessibility, site preparation and sewage disposal are very difficult. Consequently, these areas are generally avoided.
- **Water Quality** - Some areas in the county contain groundwater affected by heavy metals or minerals such as arsenic, sodium, chloride and boron. Where this condition occurs, groundwater cannot be used as a source of domestic water supply.

NEW-DEVELOPMENTAL CONCEPTS

Developmental Stages

There is a high degree of variability in the developmental process in any individual. The developmental process is a continuous one, and it is not possible to identify a specific point in time when a child is "developed". The developmental process is a continuous one, and it is not possible to identify a specific point in time when a child is "developed".

The developmental process is a continuous one, and it is not possible to identify a specific point in time when a child is "developed". The developmental process is a continuous one, and it is not possible to identify a specific point in time when a child is "developed".

Developmental Stages - Early Childhood - Early childhood is the period of life from birth to the age of five. It is a period of rapid growth and development, and it is characterized by the child's ability to learn and to play. The child's physical, cognitive, and social development are all rapidly advancing during this period.

Developmental Stages - Middle Childhood - Middle childhood is the period of life from the age of six to the age of twelve. It is a period of continued growth and development, and it is characterized by the child's ability to learn and to play. The child's physical, cognitive, and social development are all rapidly advancing during this period.

Developmental Stages - Late Childhood - Late childhood is the period of life from the age of thirteen to the age of eighteen. It is a period of continued growth and development, and it is characterized by the child's ability to learn and to play. The child's physical, cognitive, and social development are all rapidly advancing during this period.

Developmental Stages - Adolescence - Adolescence is the period of life from the age of nineteen to the age of twenty-five. It is a period of continued growth and development, and it is characterized by the child's ability to learn and to play. The child's physical, cognitive, and social development are all rapidly advancing during this period.

Developmental Stages - Adulthood - Adulthood is the period of life from the age of twenty-six to the age of sixty-five. It is a period of continued growth and development, and it is characterized by the child's ability to learn and to play. The child's physical, cognitive, and social development are all rapidly advancing during this period.

Developmental Stages - Old Age - Old age is the period of life from the age of sixty-six to the age of ninety. It is a period of continued growth and development, and it is characterized by the child's ability to learn and to play. The child's physical, cognitive, and social development are all rapidly advancing during this period.

- **Flood Hazard** - Development in flood hazard areas can result in property damage and loss of life. Additionally, if the County allows development in these areas, it also runs the risk of losing its eligibility in the National Flood Insurance Program.

Interest Rates

Most persons have a good understanding about how interest rates affect housing affordability. The correlation is simple: as interest rates climb, so do monthly mortgage payments. As monthly mortgage payments rise, the number of persons who can afford housing diminishes.

To demonstrate the effects of high interest costs on housing affordability, the total monthly cost for a single family home with a \$60,000, 30-year fixed rate mortgage at 12 percent is about \$688. If the interest rate is increased to 16 percent (16 percent represents the FHA rate for 6 months in 1981) and all other variables remain the same, the monthly cost is about \$878. The difference in the interest rate added \$190 to the monthly payment. If spending 25 percent of income for shelter, a household must have an income of at least \$33,000 to afford the 12 percent loan and an income of at least \$42,000 to afford the 16 percent loan (see Table 13).

TABLE 13
Single Family Home Costs
\$60,000, 30-Year Mortgage Fixed Rate

Interest Rate	Principal & Interest	Other*	Total
8%	\$440.26	\$71.36	\$511.00
12%	\$616.17	\$71.36	\$688.53
16%	\$806.86	\$71.36	\$878.22
20%	\$1,002.62	\$71.36	\$1,073.98

* \$54.69 Property tax and \$16.67 property insurance.

SOURCE: California Housing Plan, Department of Housing and Community Development, 1982.

Financing

Finding a lending agency willing to lend money to home buyers or home builders is sometimes a problem in rural areas. Local financing agencies, because they serve a small market may not always have the capital to lend at favorable rates. Reportedly, larger banks that have branches statewide may prefer to lend money in larger urban areas where the economy tends to be more robust and more stable.

Consequently, home buyers or builders may find it somewhat difficult to borrow in rural areas, such as Siskiyou County.

If such a practice occurs, it may not be in keeping with the spirit and intent of the Community Reinvestment Act, which requires banks to lend to all economic areas they service. Changing this practice is beyond the scope of local governments. State agencies that regulate housing and banking activities are the appropriate agencies to study and determine the correct methods to solve any lending practices that may work to the detriment of rural area housing.

Construction Costs

The national economy which in the last decade has experienced increased inflation, has contributed to the high cost of housing. The cost of land, material, borrowing and site preparation have, however, increased dramatically over the last decade. These escalating costs have made it more difficult to purchase or rent housing. Table 14 demonstrates the cost of permit fees, labor, materials, improvements and land to build a 1,500 square foot, three-bedroom, two-bath single family house and a single unit of a 4-plex. The table also contains the approximate cost of placing a mobile home on a lot.

TABLE 14
Cost of Building a Single Family or Multi-Family Unit
Or Placing a Mobile Home on a Lot

ITEM	Single Fam. Unit	Mobile Home	1 unit of 4-plex
Permit Fees	\$1,005	\$182	\$650
School Impact Fees	\$2,370	\$2,275	\$1,580
Construction (50% Materials & 50% Labor)	\$71,490	-	\$65,230
Unit Cost	-	\$30,000	-
Car Port and Decking	-	\$3,000	-
Well & Septic/Sewer & Water	\$5,000	\$5,000	\$1,500
Access and or Parking	\$2,500	\$2,500	\$1,600
Power	\$600	\$600	-
Land Cost*	\$27,000	\$27,000	\$20,000
Total	\$109,965	\$70,057	\$90,560

* Land cost can vary considerably and is included for illustrative purposes only.

Notes: Costs of a single family unit or mobile home assumes building or placing the unit in an area where community sewer and water service are not available. Cost of a single family dwelling is based on a typical 1,500 sq. ft. house. Cost of mobile home is based on a 24 by 60 foot unit. Smaller or less well equipped mobile homes would lower the cost. Placing the mobile home in a mobile home park would also lower the cost. Land and access costs for 4-plex is one-fourth the entire cost. Community water and sewer fees vary considerably depending on the jurisdiction providing the service. The cost shown is an estimate only.

SOURCE: Castrillo + Associates, 1991.

Consequently, these papers are listed as separate items in the
table of contents.

The first section contains a paper by David J. Hand and
Christoph H. Witten. This paper is a review of the literature on
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Section 3

ENERGY CONSERVATION

Since the energy crisis of 1973/74, utility payments as a percent of housing costs have increased dramatically. Utilities now account for about eight percent of the total monthly cost of maintaining a house built according to 1983 energy efficiency standards. With the present trend of rising housing costs, it is logical that energy conservation can play a role in maintaining the affordability of housing.

The State legislature has played an increasingly active role in energy conservation. Laws, such as the Warren-Alquist Act requires extensive insulation in new homes. Although the new standards seem extensive and costly, builders and consumers realize that the benefits in energy savings over the long run outweigh the initial cost, especially in colder climate areas such as those encountered in Siskiyou County.

There are many things that local governments can do to assure that utility payments do not prevent people from owning homes or price them out of their present homes. Local governments, through the Subdivision Map Act, can encourage the placement of housing on an east/west axis to maximize the southern exposure. Local governments can also require sunlight easements as part of the conditions of approving a subdivision. The easement will assure that homeowners with passive solar homes or those who wish to add active solar heating devices will always have access to sunlight.

PUBLIC PARTICIPATION

In order to obtain public participation, the County scheduled a series of publicly noticed hearings on the Draft Housing Element. Prior to requesting HCD's review of the housing element, two public hearings were conducted. One was held with the Planning Commission, a citizens' group who are appointed to make recommendations to the Board of Supervisors. At this hearing, the commissioners reviewed the housing element and asked questions regarding its contents. The Planning Commission recommended to the Board of Supervisors that the Housing Element was satisfactory and that the Board consider adoption. Another hearing was conducted with the Board of Supervisors. After their review, the Board authorized staff to request HCD's review. Prior to adopting the Housing Element, another public hearing will be conducted to determine if there is any further community input on the element.

In addition, to the public hearings, County staff and their consultant also worked very closely with the Great Northern Corporation, a non-profit housing organization that works with low income groups on housing matters. Great Northern was involved during the preparation of the document and was asked to review and comment on preliminary versions of the document. Great Northern also provided valuable information which has been incorporated into this Element.

and this is the County's goal. The following is a list of the goals and objectives of the Housing Element Review.

The Housing Element Review is a process by which the local government prepares a housing element to meet and analyze the following:

- The appropriateness of the housing goals, objectives and policies in relation to the adopted or the State Housing Goal
- The effectiveness of the housing goals, objectives and policies in achieving the goals and objectives
- The progress of the County in achieving the goals and objectives

Chapter IV Housing Element Review

This chapter examines the County's progress in implementing its housing goals and policies.

As a part of the Housing Element Review, the County has conducted a self-assessment of its progress in achieving its housing goals and objectives. The following table is provided to show the County's progress in achieving its housing goals and objectives.

Adoption of the State Housing Goal

With the signing of AB 2071, the State Government Code Section 65500 et seq., the housing goals and objectives were adopted.

- The availability of housing is a state objective, and the State Government Code Section 65500 et seq. requires that the State Government Code Section 65500 et seq. be followed in the highest order.

As part of the 1995 Housing Element, the County's housing goals were adopted to provide housing for the County's future growth. The County's housing goals are as follows:

- To provide an adequate supply of affordable housing units to meet the housing needs of the County and its residents.
- To provide an adequate supply of affordable housing units to meet the housing needs of the County and its residents.
- To provide an adequate supply of affordable housing units to meet the housing needs of the County and its residents.

The County's policies were further defined by a series of goals, objectives and programs necessary to fulfill the County's housing goals.

These policies are:

- To ensure that there are an adequate number of housing units to meet the needs of the County.
- To ensure that housing is affordable to all segments of the community.

ANALYSIS OF THE COUNTY'S PROGRESS IN IMPLEMENTING THE HOUSING ELEMENT

State law, Government Code Section 65588 requires each local government preparing a housing element to review and analyze the following:

- The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the State housing goal.
- The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- The progress of the County in implementing of the housing element.

As interpreted by the State Department of Housing and Community Development (HCD) this review procedure requires local governments to assess their performance in providing housing to the community. In Siskiyou County's case, this review must focus on its efforts since adoption of its housing element in 1985. The following analysis is provided to meet these requirements.

Attainment of the State Housing Goal

With the signing of AB 2853 into law, (Government Code Section 65580 et seq.) the following State housing goal was adopted:

- The availability of housing is of vital statewide significance, and the early attainment of decent housing and a satisfying living environment for every California family are priorities of the highest order.

As part of its 1985 Housing Element, an overall housing goal was adopted to provide direction for Siskiyou County's housing program. The overall housing goal of Siskiyou County is

To provide an adequate supply of sound, affordable housing units in a safe and satisfying environment for the present and future residents of the County, regardless of race, age, religion, sex, marital status, ethnic background or personal disabilities.

The County's policies were further defined by adoption of ten policies to guide the objectives and programs necessary to fulfill the County's housing goal.

These policies are:

- Ensure that there are an adequate number of housing units to meet the needs of its citizens.
- Ensure that housing is affordable to all economic segments of the community.

- Ensure that there are adequate sites and facilities available to support future housing needs.
- Ensure that there are housing units available to serve persons with special housing needs.
- Work diligently towards the rehabilitation of the existing housing stock and strive to replace housing units in need of repair.
- Encourage regular maintenance of housing as a means of conserving existing housing stock.
- Develop strategies and actions to increase home ownership opportunities through economic development.
- Assist citizens in need of short term emergency housing.
- Prevent discrimination in housing.
- Require citizen participation as part of the housing element preparation and revision process and maintain consistency between all policies of the General Plan.

The County's Progress in Implementing Housing Element Programs

Each of the objectives and programs which the County adopted as part of its 1985 Housing Element are listed below along with a description of the County's progress in implementing that program. Each discussion item listed below is numbered to correspond with the programs that appear in the 1985 Housing Element.

1.1 The Planning Department has periodically reviewed its permit processes and have made several changes to streamline them. A new procedure allows Planning staff to have more jurisdiction in approving granny housing, boundary line adjustments and agricultural preserve amendments. The permit system was also revised so that final subdivision approval is made by the Planning Commission and will stand unless an appeal is made. County staff is also now examining a procedure which would allow staff to approve variances rather than requiring the Planning Commission and Board of Supervisors to review and approve them.

These amendments to the permits process will save time and may result in monetary savings which in turn could reduce the cost of housing.

1.2 The Building Department has adopted the most recent uniform Building Code but has not imposed any additional local requirements.

1.3 No new elements have been adopted since the 1985 Housing Element was approved. However, the County intends to update the General Plan elements beginning in 1994.

1.4 In 1990 the County prepared a *Public Facilities Inventory and Evaluation* to identify the type and location of all County public facilities and to project all future needs. School districts have also prepared separate facilities plans which the County has included into its own development processes. Additionally, the special districts which have recently rehabilitated their sewer and water facilities have developed facility plans to guide the rehabilitation work and to project their own future service requirements.

2.1 The County has worked closely with the Great Northern Corporation to increase the number of housing units affordable to low and moderate income families. Siskiyou County has contracted the preparation and implementation of Community Development Block Grants (CDBG) to the Great Northern Corporation. The grants that have been secured through this program have been used to rehabilitate sewer and water systems as well as housing. Siskiyou County has also taken several actions to assist developers through the local permit process by holding preapplication conferences to ensure that permit requirements and procedures are clearly understood and by offering suggestions regarding proposed issues that must be addressed. The County has also supported the approval of necessary planning permits. In one instance, the Planning staff recommended approval of a multi-family housing project designed to serve senior citizens and the developmentally disabled. This project resulted in the conversion of a 40-room motel into a residential care facility designed to serve 80 persons. Recently, the County approved a request to expand and improve the facility by adding 16 rooms.

2.2 This program is still in effect. No density bonuses, however, were requested, because to date the County has processed few subdivisions requests.

2.3 This program is still in effect. No density bonuses, however, were requested, because to date the County has processed few subdivisions requests.

2.4 Several programs have been pursued to create additional below market rate housing. Recently, 63 units of below market rental housing and 25 self-sufficiency family certificates were approved for the Karuk Tribe of Siskiyou County. Additionally, the Great Northern Corporation (GNC), acting as the Housing Authority of the County, applied and received conditional approval for 23 family housing demonstration units for seniors and low income families. Additionally, GNC has applied for CHRP-R funds to convert an old restaurant to 10 below market rental units for seniors and disabled persons and to convert an old motel into 17 units of below market rental housing.

2.5 The County did not formally request either through letter or resolution that FmHA retain their field office in Yreka. However, FmHA still operates a field office in Yreka to process applications and provide information about its programs.

2.6 Siskiyou County still allows granny units in single family areas and has streamlined the process to make it easier to obtain permission to do so. The ordinance has been revised so that staff can now approve them if they meet certain standards.

It is the County's policy to provide a high level of service to all residents and to ensure that the County's resources are used in the most efficient and effective manner possible. The County's policy is to provide a high level of service to all residents and to ensure that the County's resources are used in the most efficient and effective manner possible.

2.1 The County has worked closely with the State of Michigan to ensure that the County's resources are used in the most efficient and effective manner possible. The County has worked closely with the State of Michigan to ensure that the County's resources are used in the most efficient and effective manner possible.

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2.7 This provision is still in effect. Four units of minimal housing have been constructed.

2.8 Great Northern Corporation examined the possibility of entering the self-help housing field several years ago but concluded self-help housing requires a great deal of time and supervision for completing each project. They felt that such a program would not be cost effective.

2.9 The number of Section 8 vouchers has increased significantly. In 1985 the number of vouchers available was 85. Now, the number of vouchers is 146, an increase of 72 percent.

3.1 Siskiyou County has rezoned properties to allow multi-family units as part of its General Plan consistency rezoning program and at the request of property owners. In the western half of the County, 101 acres were recently rezoned to allow high density housing or mobile home parks.

3.2 In Siskiyou County much of the rehabilitation work centers around upgrading sewer and water systems built long ago in the unincorporated areas of the County and constructed without adequate engineering or adherence to strict building requirements. To compound this problem, the systems were repaired in a "make do" manner whenever they broke down. Over the years the poor initial construction and the subsequent repair work resulted in some systems that were barely operable. In one instance, raw sewage flowed in the streets of a small community and entered a nearby creek. The Regional Water Quality Control Board called the situation "the most serious pollution problem in Northern California." In another community, the County refused to grant additional building permits or allow the creation of more lots, because there was not enough pressure in the water system to serve additional users.

The repairing and upgrading of community water and sewer systems are important parts of the housing rehabilitation work which the County, other governmental agencies and non-profit organizations have engaged in over the last five years. Without adequate sewer and water service, citizens in these areas would be forced to live in substandard conditions, and new growth and development would not be possible. Table 15 lists the water and sewer rehabilitation projects conducted in Siskiyou County over the last six years.

TABLE 15
Summary of Water and
Sewer Rehabilitation Programs

Program	Agency(ies)	Program	Amount
Happy Camp Water Project	GNC Siskiyou EDC Health Services	Replace a defective water system that served 1,100 people and 478 homes.	\$1,200,000
Water & Waste Water Tech. Assist	SWRCB Siskiyou Co. HCD GNC	Several programs funded, including investigation of pollution sources, examination of septic systems to determine effectiveness, and assistance to small communities to determine what assistance is required.	\$49,000
Dunsmuir Treatment Plant Improvement	EPA SWRCB Dunsmuir Siskiyou Co. GNC	Increased sewer treatment capacity and installed and replaced sewer lines. Portion of project serves unincorporated area.	\$1,000,000
Tenant Water and Sewer system	EPA SWRCB GNC	Replace water and sewer system serving 100 homes mostly of senior citizens.	\$1,250,000
Tule Lake Water Project	GNC HCD Health Services	Replace water system. Build new wells, renovate storage tank, install new lines and pumps. Serves unincorporated area and City of Tulelake.	\$650,000

SOURCES: Siskiyou County Planning Department and the Great Northern Corp.

3.3 County staff has determined that the County ordinance which allows mobile homes in single family areas has been superseded by state law, and, therefore, the advisory memorandum was no longer necessary. Staff has advised both mobile home dealers and individuals who have inquired about placing mobile homes in single family areas about state law requirements.

3.4 No new General Plan elements or community plans have been prepared since the Housing Element was adopted. A lack of funds and staff and the relative little amount of development that has taken place have all played a role in curtailing

It is necessary that the Commission should be able to monitor the progress of the work of the Commission and to report to the Council on the progress of the work of the Commission. The Commission should be able to monitor the progress of the work of the Commission and to report to the Council on the progress of the work of the Commission.

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THE COMMISSION'S ROLE IN THE MONITORING OF THE WORK OF THE COMMISSION

Programme	Activity	Frequency	Amount
Transport	Transport	Quarterly	100,000
Energy	Energy	Quarterly	100,000
Environment	Environment	Quarterly	100,000
Health	Health	Quarterly	100,000
Education	Education	Quarterly	100,000
Research	Research	Quarterly	100,000
Industry	Industry	Quarterly	100,000
Regional Development	Regional Development	Quarterly	100,000
Other	Other	Quarterly	100,000

the County's efforts to undertake this work. Siskiyou County will implement this measure when there is additional local funding available to prepare a new General Plan.

3.5 Siskiyou County is working with Native Americans to improve facilities in Happy Camp. Assistance includes sponsoring an application for a CDBG grant to repair a defective water system and to improve housing in the area.

4.1 The County subcontracts with the Great Northern Corporation for the preparation and implementation of its CDBG grants and programs. Examples of the some of the programs carried out through CDBG grants are shown on Table 15.

4.2 The County has removed unsafe housing units in which there was an extreme problem with health and safety.

4.3 In 1989, Siskiyou County contracted with the Great Northern Corporation for the preparation and implementation of three separate Community Development Block grants which totaled over \$500,000. These grants were used for housing rehabilitation. Siskiyou County working with Great Northern Corporation also received \$150,000 in CSHHP Self-Help funds for housing rehabilitation.

4.4 The County refers owners of housing in serious need of repair to the Great Northern Corporation for assistance.

4.5 Siskiyou County has supported the deferred payment rehabilitation program by allocating \$70,000 from CDBG funds to help leverage CHRPO funds made available to the Great Northern Corporation. With these and other funds, the Great Northern was able to secure \$120,000 in CHRPO funds. A total of 12 units will be rehabilitated through this program.

4.6 The Siskiyou County Planning Office receives notices of the availability of housing programs. These notices are then circulated to other County agencies and the Great Northern Corporation.

4.7 This measure is included at the request of the Great Northern Corporation. This measure is still in effect and has been used by GNC on several different rental rehabilitation programs it has undertaken.

5.1 The County provides assistance during the building inspection process. When plans are reviewed or homes are inspected, building inspection employees will provide advice and guidance regarding improvements. This measure was also implemented though the CDBG and other rehabilitation programs which the County sponsored.

5.2 The County enforces building codes on a complaint basis unless there are serious building code infractions which may present a danger to life or property.

5.3 Through a CDBG grant a countywide housing conditions survey was recently conducted by the Great Northern Corporation. The results of the survey are included in the appendix and have been incorporated into the text of the Housing Element.

5.4 The Siskiyou County Welfare Department offers the Special Circumstances Grant Program. The program can provide welfare recipients with aid for housing related emergencies including providing temporary housing, moving expenses or to correct a serious defect with their existing housing. The Department has not kept detailed record about the housing related expenditures since the program allows the grants to be spent for non housing related expenditures as well. The program is entirely supported by State and federal funds, but these funds are drastically being reduced in light of the State's current economic crisis. For example in the 1990-91 fiscal year the County only received only about \$2,300 and in the 1991-92 fiscal year the funds were reduced to less than \$700.

6.1 The County has supported the approval of necessary planning permits to provide housing for special needs groups. In one instance, the Planning staff recommended approval of a multi-family housing project designed to serve senior citizens and the developmentally disabled. This project resulted in the conversion of a 40-room motel into a residential care facility designed to serve 80 persons. Recently, the County approved a request to expand and improve the facility by adding 16 rooms.

6.2 Siskiyou County supports the HUD Section 8 program and a Homeless Assistance program which is operated by the Great Northern Corporation. As mentioned earlier, the number of Section 8 Vouchers has increased significantly since 1985.

6.3 The project identified in action 6.1 has units that are specifically set aside for senior citizens.

6.4 This measure is still in effect, and the County will provide the density bonus as indicated. However, to date no density bonuses have been awarded, since there has been no requests to do so.

6.5 Siskiyou County prepared a letter of support for the Rockefeller House, a center which was funded with federal monies and now provides living quarters for seven developmentally disabled adults.

6.6 The Administrative Headquarters for the Klamath National Forest have recently provided day-care facility for its employees. As large scale employers build new facilities, County staff will encourage day-care facilities to be part of these operations.

7.1 Since 1985, the Great Northern Corporation has contracted with the California Department of Economic Opportunity to provide weatherization for low income housing. Over 1,100 low income housing units have been weatherized. These improvements have included attic insulation, storm window, weatherstripping, furnace efficiency modifications and other measures to prevent hot and cold air

intrusion. During 1990, \$348,000 was spent to weatherize homes. Since 1985, about \$1,740,000 has gone into this effort. The Great Northern Corporation also administers an Energy Crisis Intervention Program (ECIP) to subsidize utility payments to low income households. These two programs encourage a reduction in energy consumption and ultimately a reduction in utility costs. Pacific Power and Light (PPL) through the Great Northern Corporation has also offered weatherization programs in Siskiyou County that contain no interest loans or rebates to finance energy-related improvements.

7.2 The County has adopted as part of their local subdivision code requirements a solar alignment provision. This provision encourages new homes to be built in such a manner that they take advantage of passive and active solar heating and cooling techniques.

7.3 After this provision was approved, stricter fire code standards were adopted requiring greater separation between buildings on adjoining lots. These fire standards have had the same effect as the solar access provisions of this measure.

8.1 The County has established an enterprise zone in two areas of the County where industries can be sited with a minimum of delay. The enterprise zone requires approval by the State Department of Commerce. The County applied in 1990 for enterprise zone status but was turned down. The County has recently reapplied and is optimistic about being designated.

8.2 The County has established a non-profit Economic Development Council which has been applying for economic development programs, such as the state enterprise zone program.

8.3 As mentioned above, the County has established a non-profit Economic Development Council which is implementing this measure.

8.4 The County has put together a package of incentives that will be used to attract new industries if enterprise zone status is granted.

8.5 The County has not adopted any new general plan elements since the 1985 Housing Element was prepared. However, the County Economic Development Council has commissioned several studies on Siskiyou County's economy. These studies have had much the same effect as the General Plan Element proposed by this measure.

9.1 The Siskiyou County Board of Supervisors, who are on the board of directors of the Modoc Siskiyou Community Action Agency, applied and have received \$160,000 in CSBG funds for homeless assistance. The County has also been awarded \$10,000 in FEMA homeless funds and \$4,000 in Stewart B. McKinney Funds. Additionally, the Siskiyou Domestic Violence Center has been allocated \$30,000 in ESP funds to provide housing on a short-term basis. The Great Northern Corporation has also applied and received funds for emergency housing programs as reported in other program summaries.

information. During 1990 (2000) was spent on new information systems, about \$1.5 billion for the year 2000. The Green House Energy Efficiency Program was established in 1990. The Green House Energy Efficiency Program (GHEEP) is an energy efficiency program in low income households. The program provides a variety of energy conservation services, including energy audits, weatherization, and energy counseling. The program is administered by the Green House Energy Efficiency Program in 1990. The program is a part of the Green House Energy Efficiency Program in 1990.

3.3. The County has adopted a plan to provide energy conservation services to low income households. The program is administered by the Green House Energy Efficiency Program in 1990. The program is a part of the Green House Energy Efficiency Program in 1990.

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Chapter V *Housing Goals,* *Quantified Objectives* *And Programs*

This chapter examines various housing issues, establishes the County's goals and objectives and a five-year program to meet the County's housing needs.

10.1 The County has discrimination laws posted in the Planning office. These notices also identify governmental agencies which handle discrimination complaints. County Planning staff will also direct persons with complaints to appropriate agencies.

11.1 Three public hearings were conducted on the previous Housing Element. Comments made by the Great Northern Corporation were incorporated into the element prior to its final adoption. All three public hearings were also advertised in newspapers of local circulation within the time limits prescribed by law.

11.2 The County rezoned thousands of acres in order to maintain consistency between the General Plan and the zoning in effect. The effort took place between 1986 and 1990. The amount of land zoned for residential uses and the number of housing units this land would support are discussed under item B. 2 and are shown on Table 12 of the Housing Element.

• Identify strategies available to meet the housing and community development needs of the county in housing for all income levels.

• Assist in the development of adequate housing to meet the needs of low and moderate income households.

• Address such issues as transportation and, where possible, financial assistance and incentives to the transportation, improvement and development of transit.

• Encourage and improve the availability of existing affordable housing stock.

• Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin or age.

These objectives, along with Maricopa County's housing goal, are intended to serve as a framework for the policies, programs and projects contained in this chapter.

ADOPTED COUNTY'S HOUSING GOAL

The adopted housing goal of Maricopa County is:

To provide an adequate supply of varied, affordable housing units in a safe and satisfying environment for the present and future residents of the County, regardless of race, age, religion, sex, marital status, ethnic background, or physical disabilities.

ADOPTED COUNTY'S HOUSING POLICIES

The following policies will guide the strategies and programs necessary to fulfill the County's housing goal.

INTRODUCTION

This is the most crucial chapter of the Housing Element for it is the chapter which determines if the State's housing goal of ensuring a "decent home and satisfying living environment for every Californian" will be achieved.

Assembly Bill 2853 stressed that communities should implement housing programs which will maintain, improve and develop housing in accordance with their goals and objectives. These programs should attempt to implement the following:

- Identify adequate, available sites to facilitate and encourage the development of a variety of housing for all income levels.
- Assist in the development of adequate housing to meet the needs of low and moderate income households.
- Address and, where appropriate and legally possible, remove government constraints to the maintenance, improvement and development of housing.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin or color.

These undertakings, along with Siskiyou County's housing goal, are intended to provide a framework for the policies, objectives and programs contained in this chapter.

SISKIYOU COUNTY'S HOUSING GOAL

The overall housing goal of Siskiyou County is:

To provide an adequate supply of sound, affordable housing units in a safe and satisfying environment for the present and future residents of the County, regardless of race, age, religion, sex, marital status, ethnic background, or personal disabilities.

SISKIYOU COUNTY'S HOUSING POLICIES

The following policies will guide the objectives and programs necessary to fulfill the County's housing goal.

The County will:

- Ensure that there are an adequate number of housing units to meet the needs of its citizens.
- Ensure that housing is affordable to all economic segments of the community.
- Ensure that there are adequate sites and facilities available to support future housing needs.
- Ensure that there are housing units available to serve persons with special housing needs.
- Work diligently towards the rehabilitation of the existing housing stock and strive to replace housing units in need of repair.
- Encourage regular maintenance of housing as a means of conserving existing housing stock.
- Develop strategies and actions to increase home ownership opportunities through economic development.
- Assist citizens in need of short term emergency housing.
- Prevent discrimination in housing.
- Require citizen participation as part of the housing element preparation and revision process and maintain consistency among all policies of its General Plan.

HOUSING OBJECTIVES AND PROGRAMS

Objective One: Meeting Basic Construction Goals

Siskiyou County will encourage the construction or placement of at least 500 new housing units by 1997.

Programs:

1.1 The Planning Department will regularly review its permit procedure to reduce the cost and time of processing permits.

Responsible Agency: Planning Department

Time Frame: Revisions will be made when improvements are identified to reduce the permit processing times.

1.2 The Building Department will not impose requirements for construction other than those mandated by state law or those necessary to maintain the health and safety of citizens:

Responsible Agency: Building Department
Time Frame: Through 1997

1.3 When the County updates its General Plan, all policies, implementation measures and standards will provide a clear understanding of the County's development requirements.

Responsible Agency: Planning Department
Time Frame: By 1997

Objective Two: Providing Affordable Housing

Siskiyou County will encourage the construction or placement of 250 housing units affordable to persons of very low to moderate incomes by 1997.

Programs:

2.1 The County shall examine housing needs across jurisdictional boundaries and accept responsibility for meeting its housing needs. This will be accomplished through its membership in the Siskiyou Association of Governmental Entities (SAGE). As a member it will participate in the review and update of the Siskiyou County Regional Needs Plan.

Responsible Agency: Planning Department and SAGE
Time Frame: Prior to 1997

2.2 On a yearly basis County staff and officials comprised of the Planning Director, Welfare Director, County Administrator's Office, Planning Commission, Board of Supervisors and local non-profit housing group(s) will convene to discuss housing issues in Siskiyou County. The "Housing Group" should establish housing priorities based on their discussions of issues and will determine which available State or Federal housing programs to apply for or sponsor in the next fiscal year. The "Housing Group" should also determine who will be responsible for preparing applications and administering the programs. The representative from the Board of Supervisors will act as the chair, and the representative from the Planning Department will act as staff.

Responsible Agency: The "Housing Group"
Time Frame: Yearly before each fiscal year.

2.3 The County will encourage the development of affordable housing by enlisting the support and cooperation of private developers and non-profit organizations. The County in turn will provide support services, such as helping identify sites where low and moderate income housing will not conflict with existing

development policies, expediting the process of permits and assistance in obtaining permits from regional or State agencies.

Responsible Agency: Planning Department
Time Frame: Through 1997

2.4 The County will continue to allow companion units in single family residential areas. The County will regularly review the ordinance and amend it as necessary to eliminate any obstacles which would prevent the County or individuals from carrying out the intent and purpose of the ordinance.

Responsible Agency: Board of Supervisors and Planning Department
Time Frame: Amendments will occur as required.

2.5 The County will continue to allow minimal housing units and will not create obstacles to prevent their construction or use.

Responsible Agency: Board of Supervisors and Planning Department
Time Frame: Minimal housing unit standards are already adopted and the County will continue to improve on these standards or their use.

2.6 The County, with the assistance of non-profit housing groups, such as the Great Northern Corporation, will actively seek an increase in the supply of rental units that receive rental assistance by pursuing such increases with HUD, other federal agencies, or the State Department of Community Development.

Responsible Agency: Great Northern Corporation and Planning Department
Time Frame: By 1997

Objective Three: Providing Adequate Sites and Services

The County will provide adequate sites and services by rezoning additional land for residential land use if necessary, assist in the expansion of water and sewer facilities and "fine tune" existing policies.

Programs:

3.1 The County will undertake a review of zoning in areas where water and sewer service is available and will rezone sites for multi-family dwellings if compatibility problems would not occur and would not result in isolating residents in remote areas of the County.

Responsible Agency: Planning Department
Time Frame: By 1997

3.2 The County shall prepare community plans for the unincorporated communities of the County on an as needed or request basis. The plans will include policies or programs regarding the construction of housing to meet projected population levels for these communities.

Responsible Agency: Planning Department
Time Frame: By 1997

Objective Four: Rehabilitation and Replacing Existing Housing Stock

Siskiyou County shall seek the rehabilitation of 50 housing units and the replacement of 10 housing units by 1997.

Programs:

4.1 The County will sponsor or assist non-profit and for-profit groups who demonstrate the ability and skill to undertake rehabilitation programs and who apply for state and federal funds for rehabilitation programs.

Responsible Agency: Board of Supervisors and Planning Department
Time Frame: The County will sponsor applications for CDBG application as each opportunity to use CDBG funds become available for this purpose.

4.2 The County will continue to encourage and assist special districts and non profit groups apply for State and federal grants to expand and improve their sewer and water service capabilities where such improvements further the objectives of the Housing Element and are consistent with County Land Use Policies.

Responsible Agencies: Planning Department
Time Frame: As opportunity arises

4.3 The County will continue to assist and encourage the efforts of non-profit groups and governmental agencies to provide technical assistance to unincorporated communities in need of improving their existing sewer or water systems.

Responsible Agency: Board of Supervisors
Time Frame: As opportunity arises

Objective Five: Conserving the Affordability of Existing Housing

The County or other public or private agencies will conserve the affordability of ten housing units over the next five years.

Programs:

5.1 The County will continue to cooperate with and support the efforts of the Great Northern Corporation and other public and private agencies that are working to increase the number of Section 8 certificates in the County. An additional 25 Section 8 certificates will be sought. The County will prepare letters or resolutions or provide technical assistance in support of this effort.

Responsible Agency: Siskiyou County and Great Northern Corporation
Time Frame: By 1997

5.2 All rental rehabilitation programs undertaken through County sponsored programs will include provisions to ensure that the rentals to be rehabilitated remain affordable (as defined by HUD) to the prospective or existing tenants for a term that is either:

- a. Term specified by the rehabilitation program or
- b. Five years.

Responsible Agency: CDBG Applicant or Rental Rehabilitation Loan Coordinator
Time Frame: Immediately and as loan programs are developed

5.3 The County will cooperate with and support the efforts of the Great Northern Corporation in securing governmental or private funding to replace the 14 units which are at risk of converting to market rate rental units. The County will cooperate in the application for state, federal or private loans or grants, prepare letters or resolutions or provide technical assistance in support of this effort.

Responsible Agency: Siskiyou County and Great Northern Corporation
Time Frame: By 1997 application for funding will be made.

Objective Six: Fulfilling Special Housing Needs

Siskiyou County will encourage the construction or placement of enough types of housing units necessary to meet the needs of households with special housing requirements.

Programs:

6.1 The County will assist the Great Northern Corporation secure and operate a homeless shelter and transitional living area. The County's assistance will consist of sponsoring grants and if possible using funds from available welfare programs.

Responsible Agency: Great Northern Corporation and Welfare Department
Time Frame: By 1997

6.2 The County will continue to support and assist the Siskiyou Opportunity Center (COS) in acquiring state or federal funds to open and operate a center for developmentally disabled persons.

Responsible Agency: Board of Supervisors

Time Frame: As COS requests County support or assistance

6.3 The County will support the Great Northern Corporation's efforts to acquire an additional 12 housing units for developmentally disabled adults by writing letters or passing resolutions of support.

Responsible Agency: Board of Supervisors and Great Northern Corporation

Time Frame: As funding opportunity presents itself

6.4 The County will sponsor applications for funds from available state and federal programs to provide housing for special needs groups. Over the next five years, an additional 50 units of special need housing will be the County's objective. If additional farmworker housing is needed, the County will either sponsor applications for farmworker housing or support the Great Northern Corporation in its application for such funds.

Responsible Agency: Board of Supervisors and Planning Department

Time Frame: During the funding cycles of CDBG programs and other funding cycles of other state and federal housing program funding cycles.

6.5 The County, when considering land development permits for senior citizen housing, will require the developer to demonstrate that there is access to or that a full range of governmental, commercial and medical facilities are near the proposed project.

Responsible Agency: Planning Department

Time Frame: As the opportunity arises

6.6 The County will request the Great Northern Corporation to investigate the possibility of starting a shared housing program. This program matches an elderly person with another compatible person seeking housing. Grant funds may be available from HCD to start up this program.

Responsible Agency: Planning Department and Great Northern Corporation

Time Frame: By July of 1993

6.7 The County will award a 25 percent density bonus for projects in which more than 25 percent or more of the units are designed to meet the needs of physically disabled persons.

Responsible Agency: Planning Department

Time Frame: As projects for physically disabled persons are proposed.

6.8 Siskiyou County will form a task force composed of representatives from the Planning, Building, Welfare and Health Departments; the County Agricultural Commissioner's Office; and the Great Northern Corporation to examine farm worker housing in the County. As their findings demonstrate, the Task force will recommend measures to improve or increase farm worker housing.

Responsible Agency: Siskiyou County Departments and Great Northern Corporation

Time Frame: Task force will meet by April of 1993.

Objective Seven: Minimizing Housing Costs by Efficient Energy Use

Siskiyou County will seek ways to reduce residential energy use as a means of minimizing monthly housing costs.

Programs:

7.1 The County will support and cooperate with the Great Northern Corporation, PPL and other groups offering home weatherization programs. Support and cooperation will consist of writing letter or passing resolutions of support and providing maps, census data or information from the County's Geographical Information System.

Responsible Agency: Planning Department and Board of Supervisors

Time Frame: As assistance is requested

Objective Eight: Increasing Home Ownership Opportunities

The County will increase home ownership opportunities by encouraging economic development.

Programs

8.1 The County will identify sites where new industries could be located with a minimum of delay in complying with environmental regulations.

Responsible Agency: Planning Department

Time Frame: Identification of sites should coincide with Program 8.2

8.2 The County will apply for enterprise zone or incentive area programs offered by state or federal agencies.

Responsible Agency: Siskiyou County Economic Development Council (SCEDC)

Time Frame: During 1992 application period

8.3 The County, through the SCEDC, will continue to examine ways to attract new industries, such as providing incentives or promoting the benefits of Siskiyou County in publications.

Responsible Agency: SCEDC
Time Frame: Through 1997

8.4 The County, through the SCEDC, will assist new industries, interested in locating in the County, in securing loan guarantees or other forms of assistance from state and federal agencies.

Responsible Agency: SCEDC
Time Frame: As new industries request assistance from SCEDC

Objective Nine: Providing Emergency Housing

The County shall provide emergency shelter to citizens in need of housing on a short term, emergency basis.

Programs:

9.1 The County will apply for and assist a non-profit organization to apply for emergency housing funds available from the Department of Housing and Community Development.

Responsible Agency: Welfare Department and Non-Profit Organizations
Time Frame: Next funding cycle for emergency housing funds

Objective Ten: Eliminating Housing Discrimination

The County will not allow discrimination to interfere with the attainment of its housing goals and objectives.

Programs:

10.1 The County will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle such complaints. These agencies will be responsible for resolving complaints. The Planning and Building Departments will post notices indicating where complaints can be made.

Responsible Agency: Planning and Building Departments
Time Frame: As complaints are received

Objective Eleven: Citizen Participation and General Plan Consistency

The County will make a diligent effort to include all economic segments of the community in the development and revision of the housing element. In addition, the County will maintain the consistency of the housing element with the other elements of the general plan.

Programs:

11.1 The County will conduct public meetings and public hearings prior to the adoption of this element and will hold public hearings prior to its revision.

Responsible Agency: Planning Department

Time Frame: Prior to adoption and revision of Housing Element

11.2 The County will continue to maintain consistency between the housing element policies and other policies contained within the General Plan.

Responsible Agency: Planning Department

Time Frame: As General Plan is revised which is expected to occur prior to 1997.

Footnotes

1. House also cited several other references in 1960 that refer to the Convention Code.
2. U.S. Census Bureau, 1960 Census.
3. Ibid.
4. Ibid.
5. Ibid.
6. Ibid.
7. Department of Housing and Community Development, 1960.
8. Department of Housing and Community Development, 1960.
9. Department of Housing and Community Development.
10. Estimates based on Housing and Community Development, 1960.
11. The Columbia Housing Plan, Department of Housing and Community Development, 1960.
12. U.S. Census Bureau, 1960 Census.
13. U.S. Census Bureau, 1960 Census.
14. Ibid.
15. U.S. Census Bureau, 1960 and 1960 Census.
16. The Columbia Housing Plan, 1960.
17. Ibid.

Appendix A:

Footnotes

Footnotes

1. Unless otherwise noted, all references to State law refer to the Government Code.
2. U.S. Census Bureau, 1990 Census.
3. Ibid.
4. Ibid.
5. Ibid.
6. Ibid.
7. Department of Housing and Community Development, 1992.
8. Department of Finance Estimates, 1991.
9. Department of Finance Estimates.
10. Estimates based on Housing and Community Development Projections.
11. The California Housing Plan. Department of Housing and Community Development, 1982.
12. U.S. Census Bureau, 1980 Census.
13. U.S. Census Bureau, 1990 Census.
14. Ibid.
15. U.S. Census Bureau, 1980 and 1990 Census.
16. The California Housing Plan, 1982.
17. Ibid.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

DIVISION OF COMMUNITY AFFAIRS

1800 THIRD STREET

P.O. BOX 952054

SACRAMENTO, CA 94252-2054

(916) 322-1560 FAX (916) 327-6660



JAN 7 1992

January 3, 1992

Mr. Michael Hanford
County Administrator
Siskiyou County
Siskiyou County Courthouse
Yreka, CA 96094

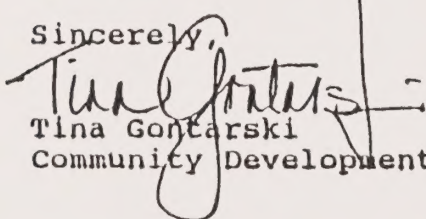
Re: CDBG Agreement #90-STBG-414

Dear Mr. Hanford:

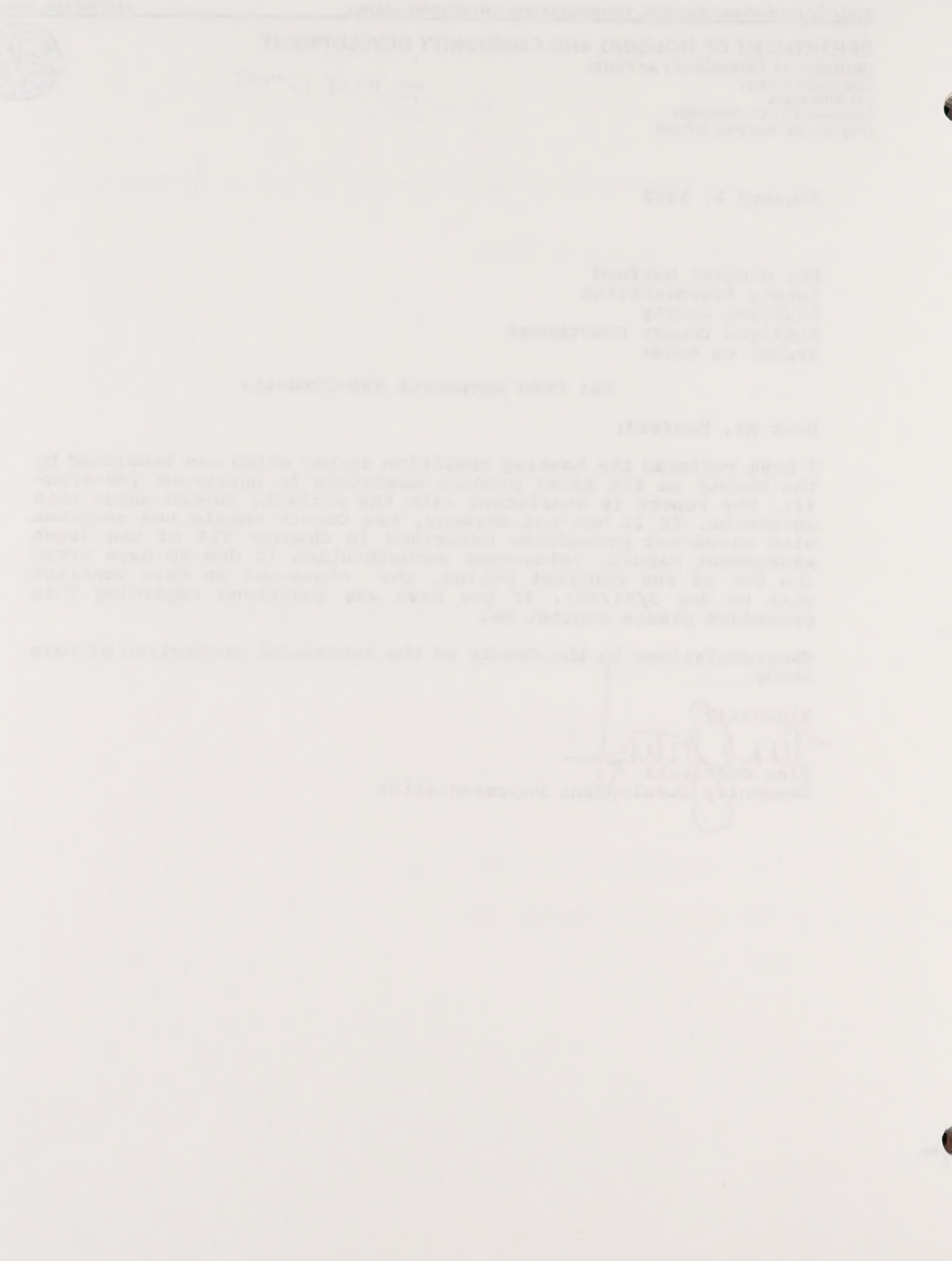
I have reviewed the housing condition survey which was submitted by the County as the final product described in Agreement #90-STBG-414. The report is consistent with the activity funded under this agreement. If it has not already, the County should now commence with close-out procedures described in Chapter XII of the Grant management Manual. (close-out documentation is due 90 days after the end of the contract period. The close-out on this contract will be due 3/31/92). If you have any questions regarding this procedure please contact me.

Congratulations to the County on the successful completion of this study.

Sincerely,


Tina Gontarski

Community Development Representative



SISKIYOU COUNTY

Appendix B

Housing Conditions Survey

HOUSING CONDITIONS NEEDS SURVEY

As funded by

CA STATE CDBG P/TA Grant
(AB 26) Budget

Division of Social Services, Child Welfare, POC: CL

Appendix B

Housing Conditions Survey

SISKIYOU COUNTY

HOUSING CONDITIONS NEEDS SURVEY

as funded by

CA STATE CDBG P/TA Grant
(AB 26) Hauser

HOUSING CONDITION NEEDS SURVEY

TABLE OF CONTENTS

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FOUR (4) COUNTY SECTORS	Page 6
WEST SECTOR	Pages 7 thru 15
EAST SECTOR	Pages 16 thru 22
SOUTH SECTOR	Pages 23 thru 32
NORTH SECTOR	Pages 33 thru 36
TOTALS: CLUSTERED AREAS	Page 37
TOTALS: NON CLUSTERED AREAS	Pages 38 thru 42
CONCLUSIONS	Pages 43 thru 45

METHODOLOGY

NEEDS AND PURPOSE

There are a number of concerns and factors which led the Siskiyou County Board of Supervisors to pursue CDBG P/TA funding and consequently conduct this Countywide Housing Conditions survey. The County and its' Housing Consultant, Great Northern Corporation (GNC), have recognized the following:

- ~ The majority of the Countys' Housing Stock is old (pre 1970) and is deteriorating rapidly.

- ~ The value of new housing construction in California since 1983 has risen by 26%, while Siskiyou County has decreased by 20%. This shows that with so little new construction going on, the needs of the populace must be met by identifying and rehabilitating the existing housing stock.

- ~ The 1980 census data and the California Department of Finance have identified approximately 10,000 dwelling units in the unincorporated areas of the county, 25% of which are in need of rehabilitation. These numbers are questionable and will be addressed later.

- ~ An accurate count of the dwelling units and their conditions has never been ascertained. The Federal, State and County governments own 63% of all land in Siskiyou County. With 37% of the land in private control, which is scattered through out 7,000 square miles. This has prohibited an indepth survey in the past.

- ~ The population of Siskiyou County is 42,300 persons. When calculated within the range of 7,000 square miles, 6.7 persons per square mile is the result, exemplifying the size of the county. With such a low person / sq.- mile ratio, scattered clustered communities are commonplace.

WORKING METHODOLOGY

The Executive Director, Paul F. Wagner, of the Great Northern Corporation developed and recommended the following procedures to County staff in the early formative stages of the survey:

1. Develop and acquire a current (as of 12/31/90) data processed print-out of all "improved parcels" in the unincorporated county regions. The data should clearly show: 1) The value of the

improved parcels over \$1,000. 2) Tax rate areas or locations. 3)
The name and address of owner.

The data print-out would be used to determine the improved value over \$6,000, representing the actual number of dwelling units, which are habitable. Any improved parcel valued under \$6000 is considered "unlivable". The unlivable improved parcels would fall into the following categories:

~ Barns, Stables, Storage Sheds, Workshops, Wood Sheds,
Truck-camper/trailers under 16 feet, Outhouses/buildings,
Dilapidated Structures.

Liveable improved parcels would obviously be houses, or
mobils over 16 feet.

After compiling the data print-out, the actual number of improved parcels was 10,756; of which 9,431 had an appraised value of over \$6,000, and 1,325 had an appraised value of under \$6,000.

Hence, prior to sending surveyors into the field, we knew that the actual number of livable units was closer to 9,431; rather than the 10,000 plus units as identified by the U.S. Census and other State figures.

II. Identify by tax rate area (location), and specific knowledge of the county the "clustered communities" (20 to 800 dwelling units) versus the "non-clustered areas" between the more densely populated rural clustered communities.

III. Send CA licensed building contractors, in good standing, into the field to survey all clustered communities, dwelling by dwelling. Surveys to be conducted on foot, bicycle, motorcycle, or in boats and automobiles. Non-clustered communities would be surveyed by automobile.

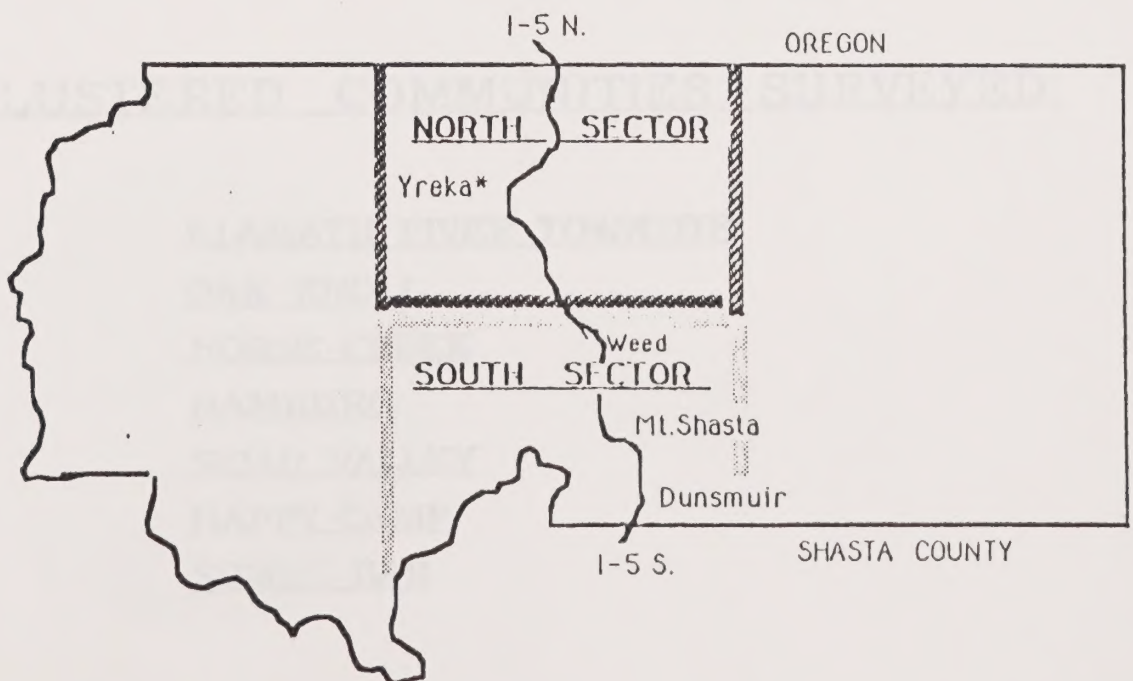
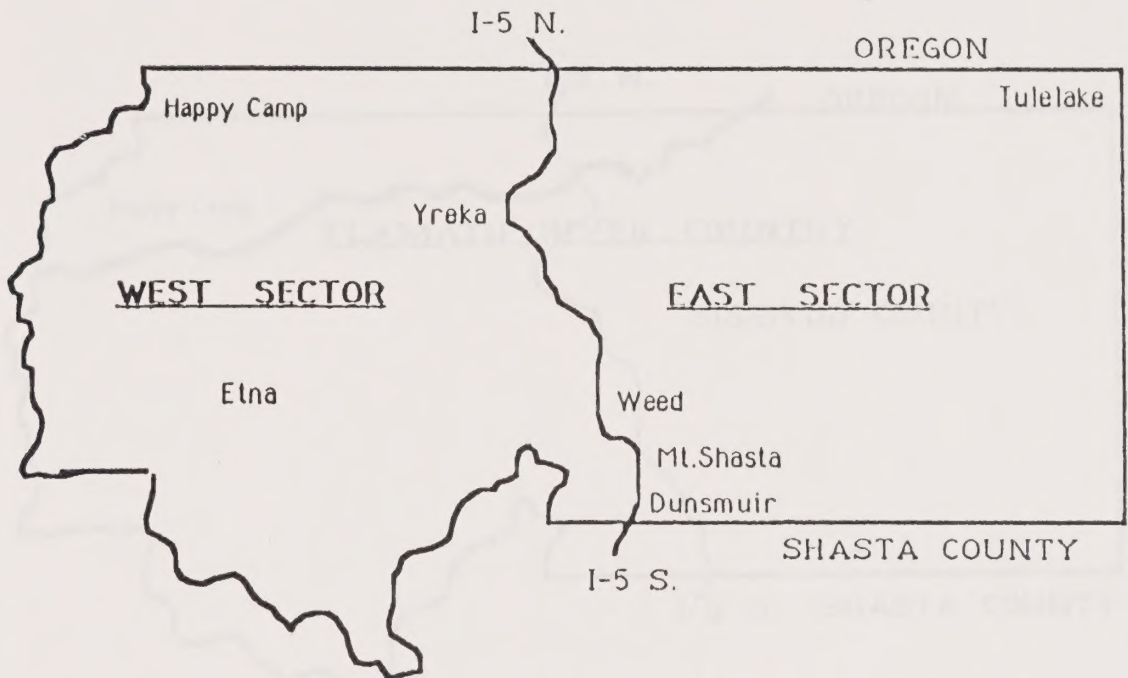
Five general contractors were chosen to undertake the survey:

John Aston - GNC Area Construction Coordinator
Larry Luce - GNC Housing Loan Packager
Michael Flannery - Weatherization Supervisor
George Wisbey - High County Contracting Services
Alan & Tim Stewart - General Building Contractors

These surveyors utilized two survey forms to ascertain the housing or mobil conditions (see attached survey forms at the end of this section). Surveyors were also responsible for plotting and transferring survey results from forms to community maps.

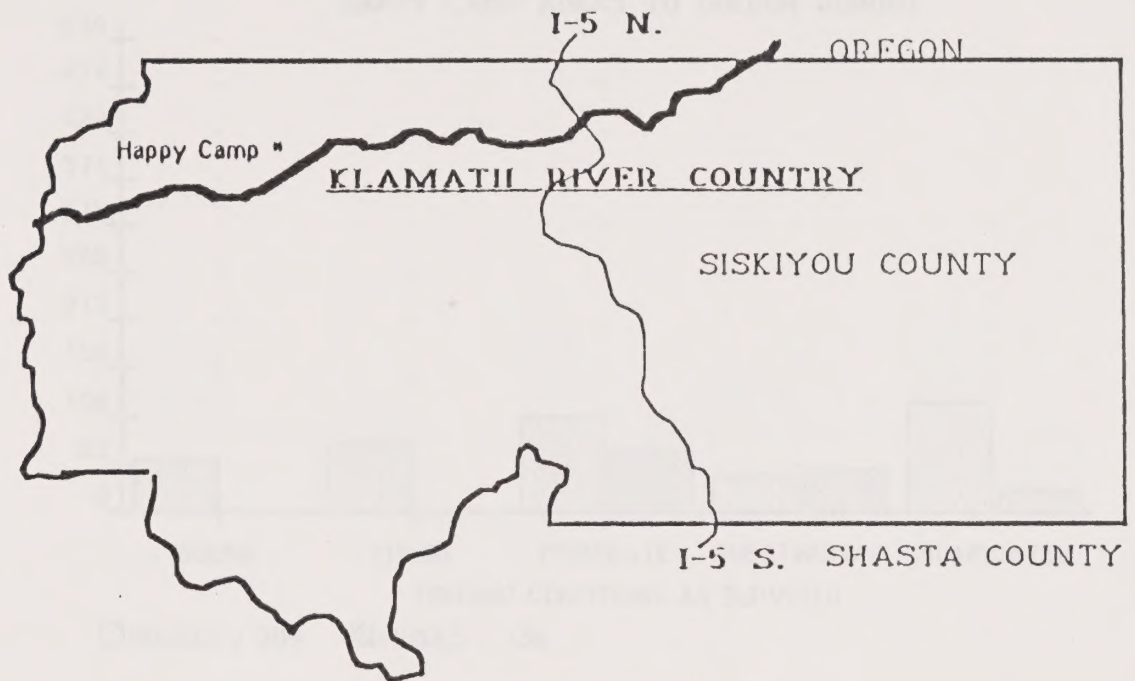
SISKIYOU COUNTY

HOUSING CONDITIONS AS SURVEYED BY FOUR (4) SECTIONS



WEST SECTOR

KLAMATH RIVER COUNTRY



CLUSTERED COMMUNITIES SURVEYED:

KLAMATH RIVER TOWNSITE

OAK KNOLL

HORSE CREEK

HAMBURG

SEIAD VALLEY

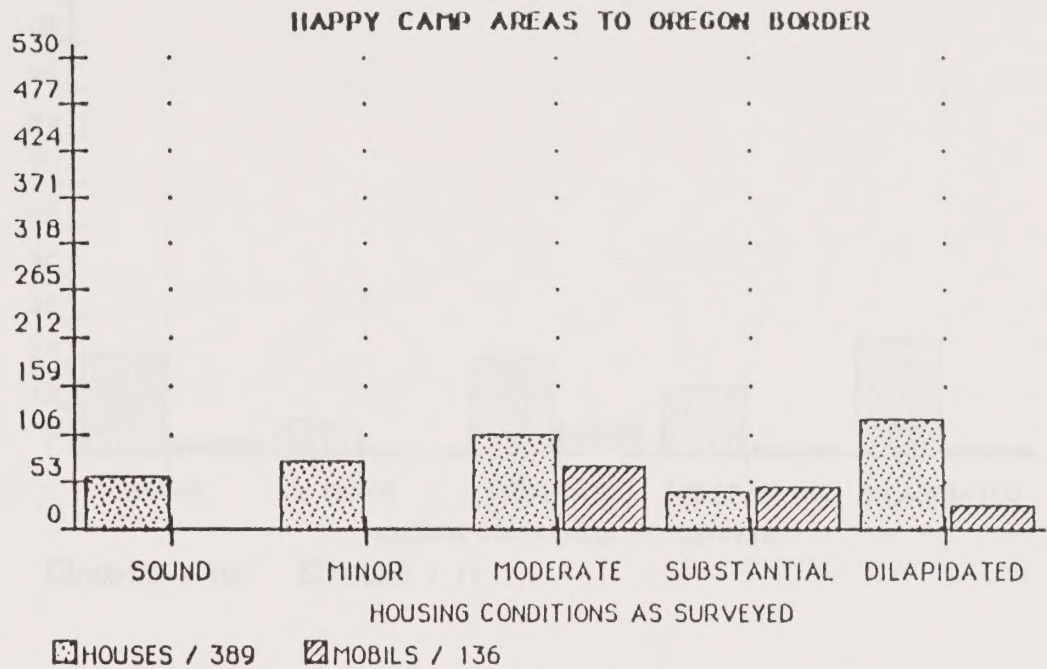
HAPPY CAMP

SOMES BAR

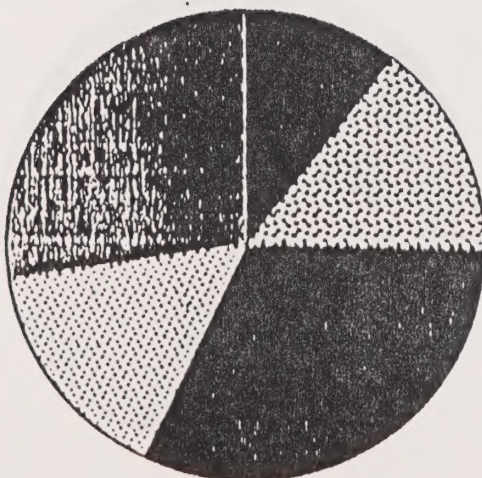
HAPPY CAMP, INDIAN CREEK MEADOWS,
INDIAN CREEK ROAD (TO OREGON BORDER),
CURLY JACK ROAD, ELK CREEK ROAD

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525 TOTAL UNITS

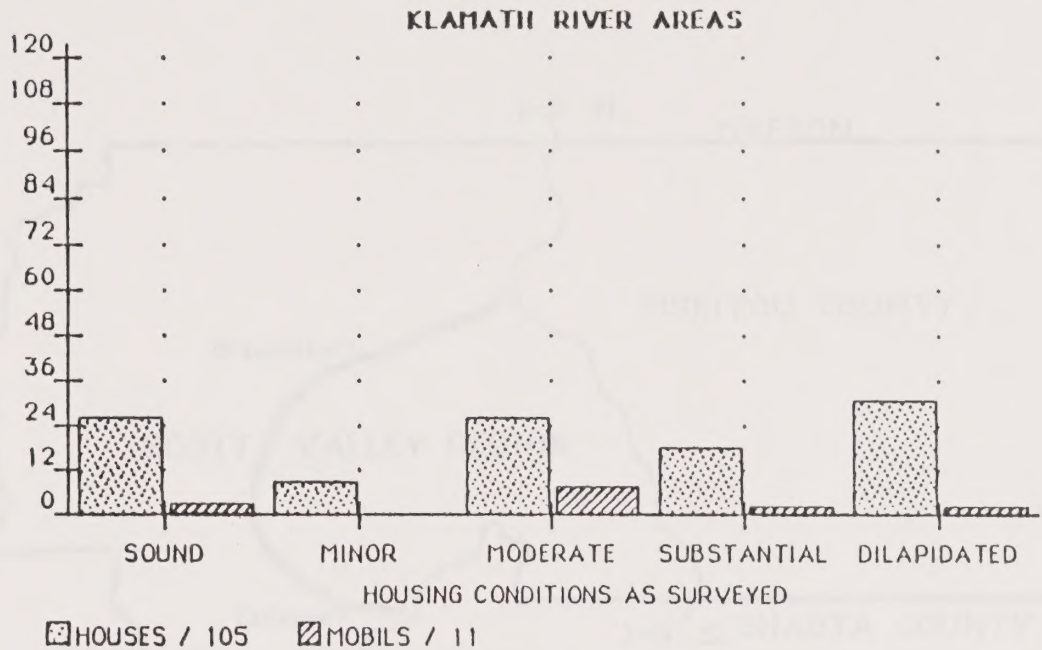


■ SOUND	10.7%
▨ MINOR	14.5%
■ MODERATE	32.2%
▨ SUBSTANTIAL	15.2%
■ DILAPIDATED	27.4%

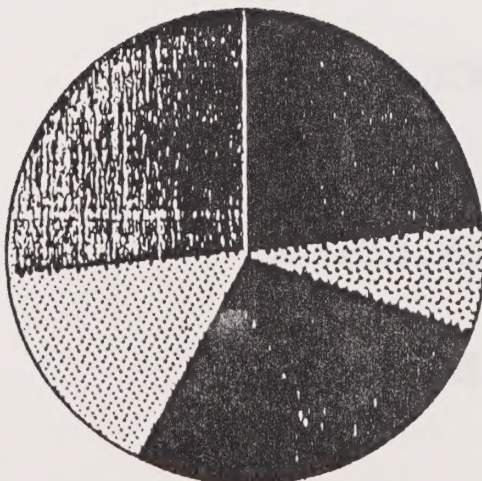
KLAMATH RIVER TOWNSITE, OAK KNOLL, HORSE CREEK, HAMBURG, SEIAD VALLEY & SOMES BAR

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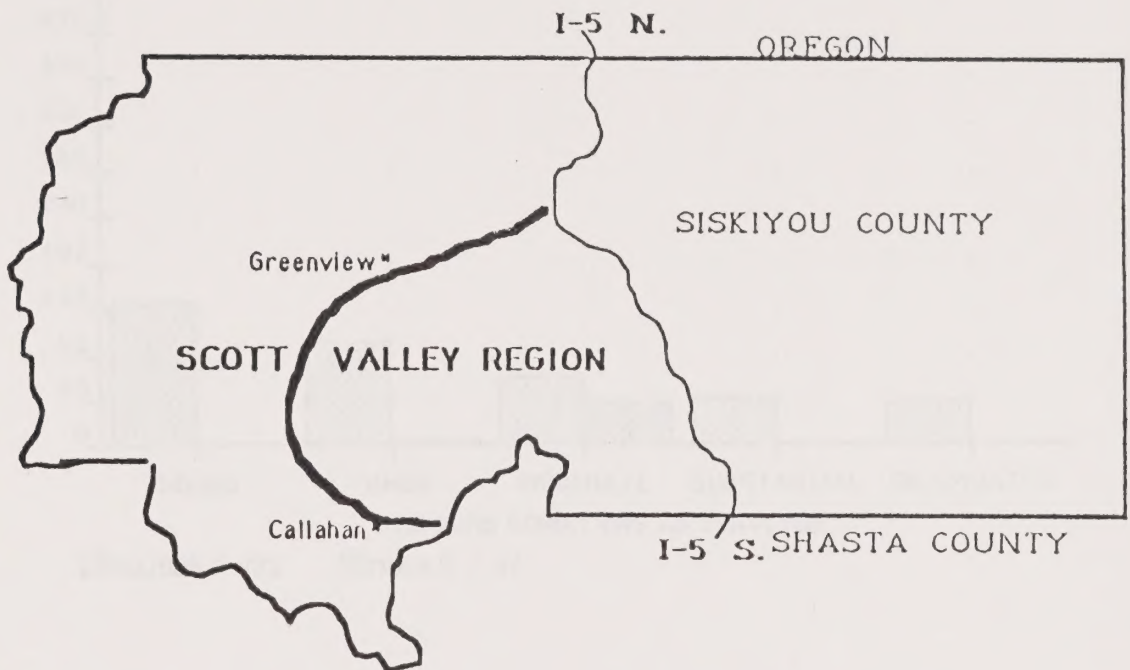
KLAMATH RIVER / 116 UNITS TOTAL



■ SOUND	23.3%
▨ MINOR	6.9%
▨ MODERATE	27.6%
▨ SUBSTANTIAL	15.5%
▨ DILAPIDATED	26.7%

WEST SECTOR

SCOTT VALLEY REGION



CLUSTERED COMMUNITIES SURVEYED:

GREENVIEW

ORO FINO

MUGGINSVILLE

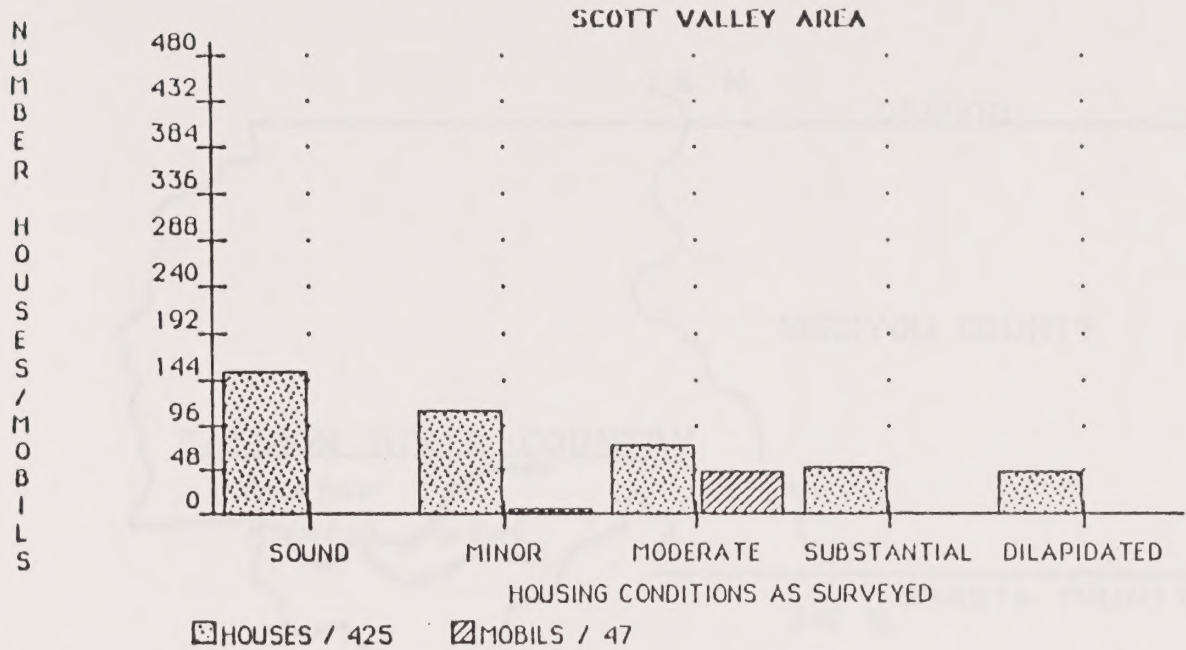
QUARTZ VALLEY

ETNA

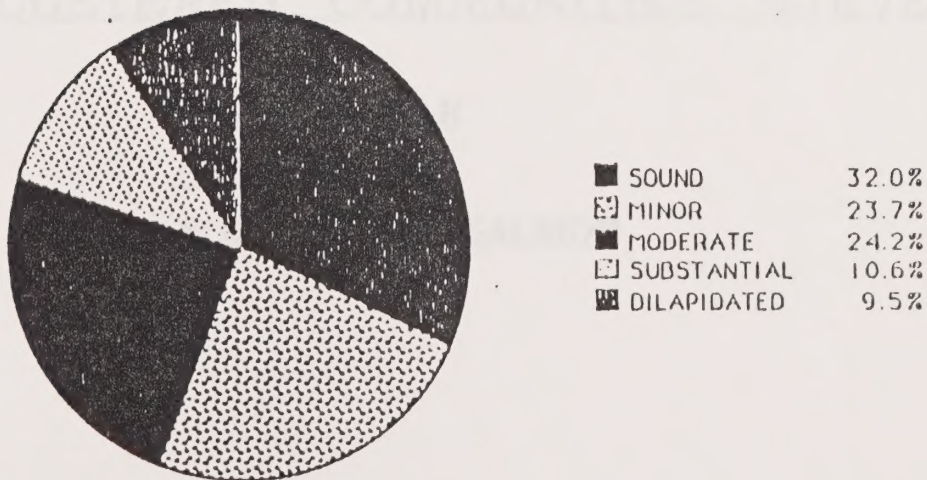
CALLAHAN

SCOTT VALLEY AREA

GREENVIEW, ORO FINO, MUGGINSVILLE, ETNA REGION,
QUARTZ VALLEY, KIDDER CREEK, CALLAHAN AREA



SCOTT VALLEY AREA / 472 UNITS TOTAL



SCOTT VALLEY AREA

QUANTITIES OF WOOD, BRICK, CEMENT, LIME, AND OTHER MATERIALS USED IN THE CONSTRUCTION OF THE SCOTT VALLEY AREA



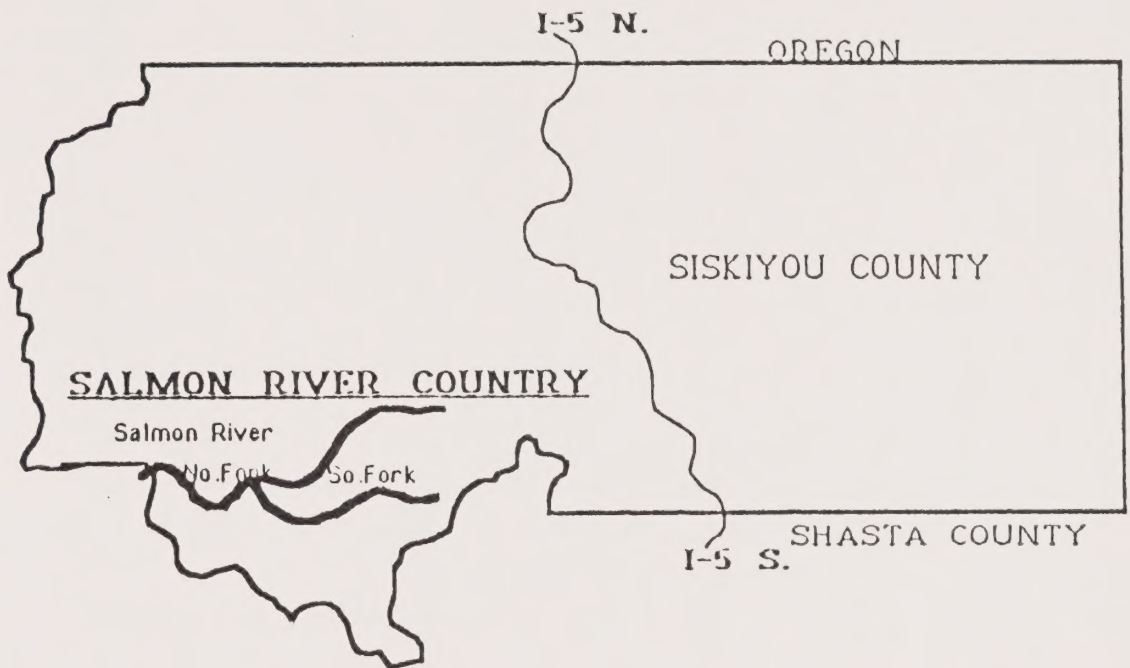
SCOTT VALLEY AREA - 1910

1910
1911
1912
1913
1914



WEST SECTOR

SALMON RIVER COUNTRY



CLUSTERED COMMUNITIES SURVEYED:

SAWYERS BAR

CECILVILLE

FORK O' THE SALMON

WEST SECTION

SALMON RIVER COUNTRY

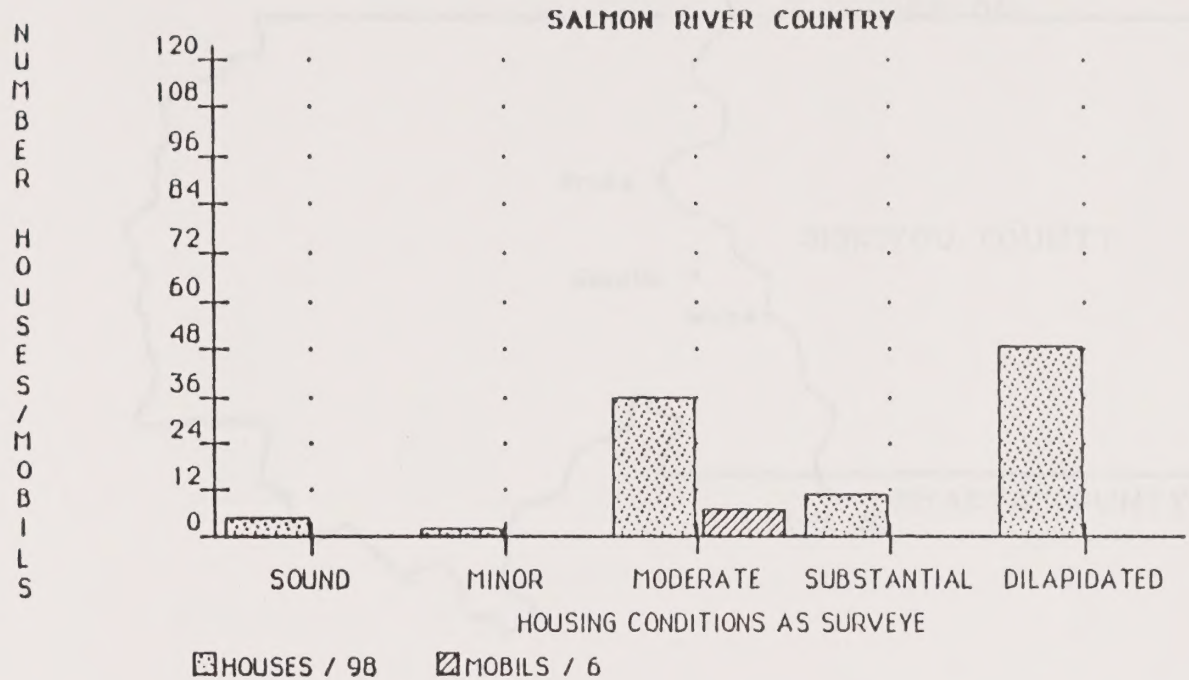


CLUSTERED COMMUNITIES SURVEY

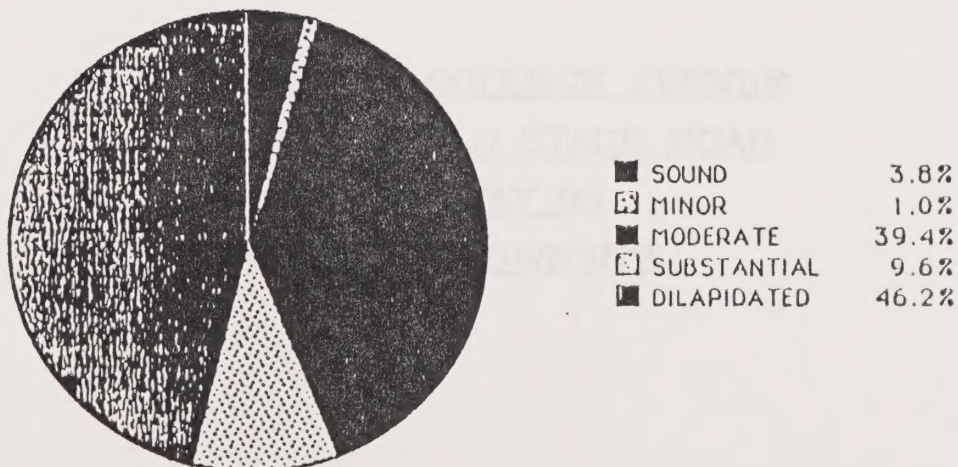
REPORT
1970
STATE OF IDAHO

SALMON RIVER REGION

SAWYERS BAR, CECILVILLE, FORK OF THE SALMON



SALMON RIVER COUNTRY / 104 UNITS



SALMON RIVER REGION

SAVING THE COUNTRY OF THE SALMON



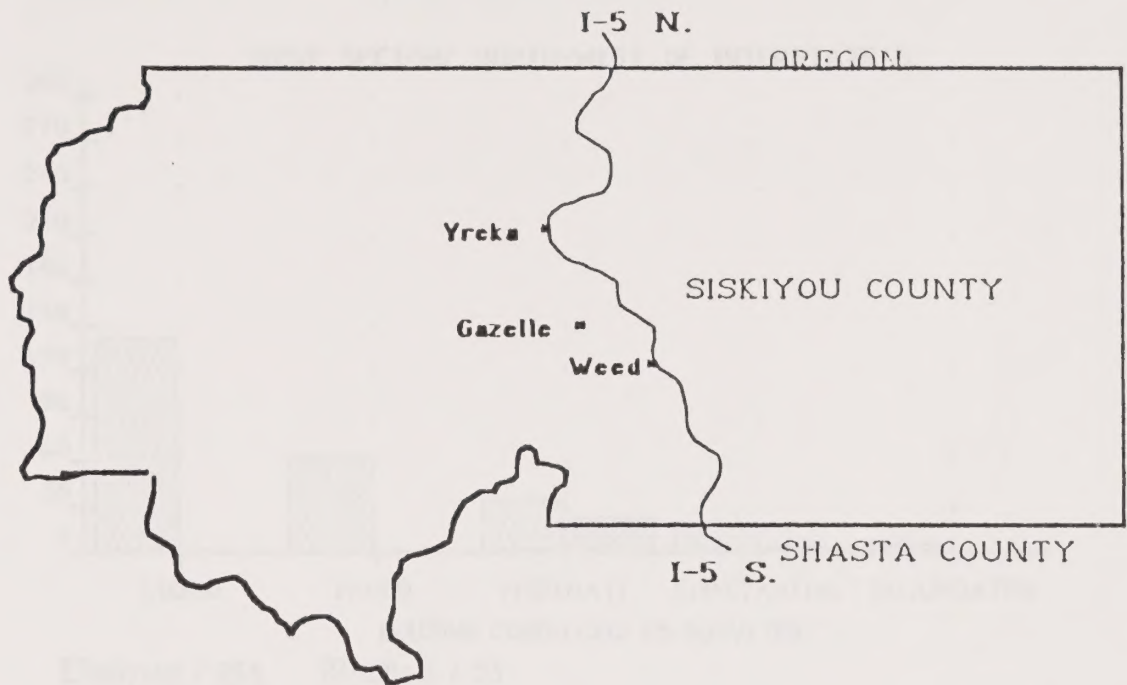
SALMON RIVER REGION - 10000

10000	10000
10000	10000
10000	10000
10000	10000
10000	10000



WEST SECTOR

DUE WEST OF INTERSTATE ROUTE 5



CLUSTERED COMMUNITIES SURVEYED:

WEED - COLLEGE AVENUE

WEED - OLD STAGE ROAD

OLD HIGHWAY 99

GAZELLE TOWNSITE

WEST SECTOR

DUE WEST OF INTERSTATE ROUTE 2



CLUSTERED COMMUNITIES SURVEYED

WYOM - COLLEGE AVENUE
WYOM - OLD TOWN ROAD
OLD HIGHWAY 20
CATTLE TOWN

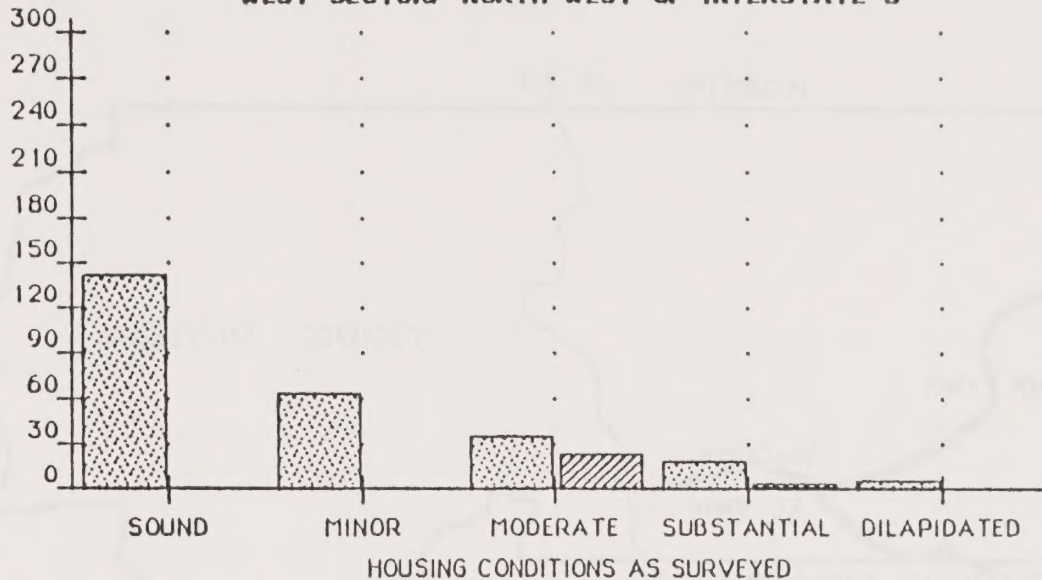
WEST OF INTERSTATE-5 AREA

**GAZELLE, DUE WEST OF I-5 (WEED AREA), COLLEGE AVENUE,
OLD HIGHWAY 99, OLD STAGE ROAD, STEWART SPRINGS**

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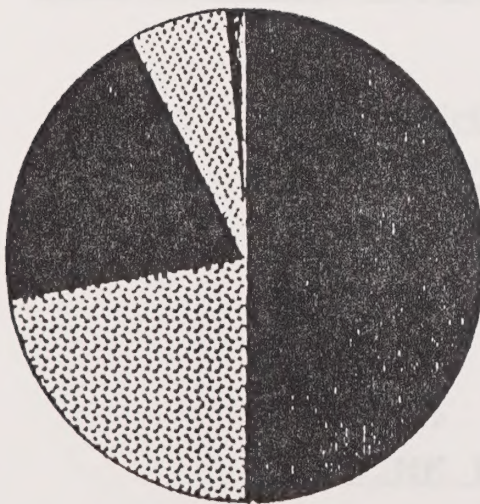
WEST SECTOR/ NORTH-WEST OF INTERSTATE 5



■ HOUSES / 255

▨ MOBILS / 23

WEST SECTOR OF I-5/ 294 TOTAL UNITS



■ SOUND	50.4%
▨ MINOR	21.9%
■ MODERATE	19.8%
▨ SUBSTANTIAL	6.5%
▨ DILAPIDATED	1.4%

WEST OR INTERESTED AREA

CASUALTIES DUE WEST OF 1-2-1945 AND 1-2-1946
OLD HIGHWAY AT 11-12-1945 AND 1-2-1946



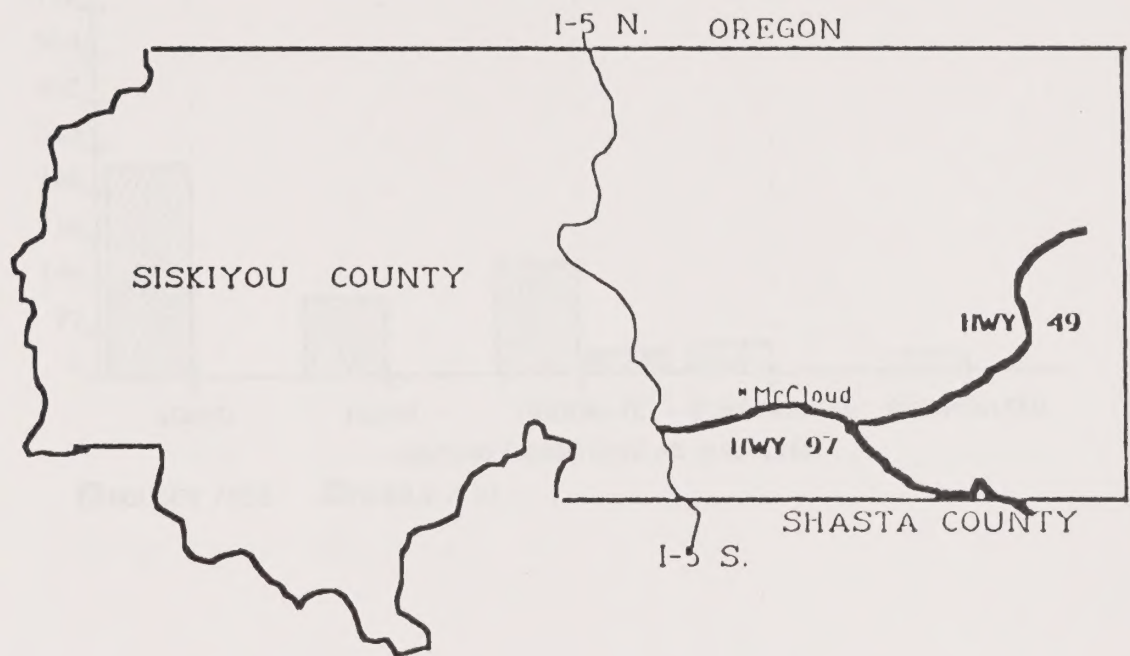
WEST SECTION OF 1-2-1945 AND 1-2-1946

1-2-1945	180
1-2-1946	100
1-2-1947	50
1-2-1948	30
1-2-1949	20
1-2-1950	10



EAST SECTOR

ADJACENT HIGHWAY(S) 89 & 49



CLUSTERED COMMUNITIES SURVEYED:

NORTH McCLOUD

SOUTH McCLOUD

SQUAW VALLEY ROAD

SHASTA FOREST SUBDIVISION

BARTLE

PONDOSA

MEDICINE LAKE

WILLIAMS AREA

WILLIAMS AREA, SOUTH-CENTRAL TEXAS, 1960-1961
 SOUTH-CENTRAL TEXAS DIVISION

WILLIAMS AREA

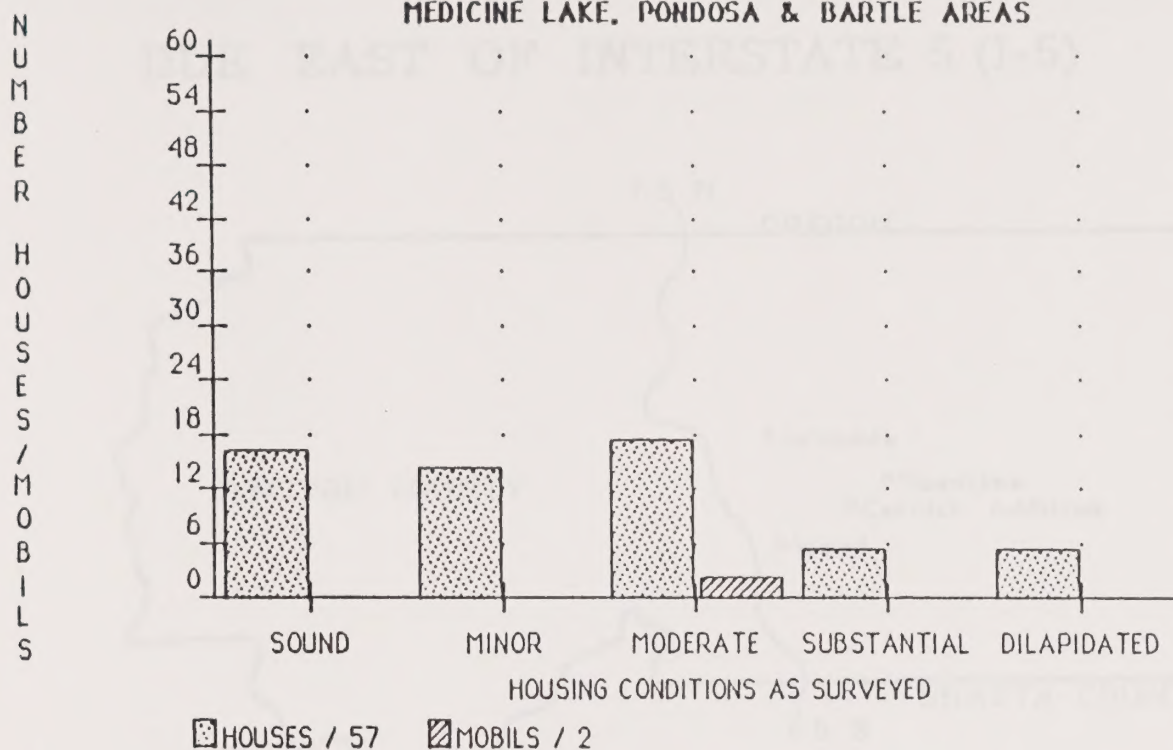


WILLIAMS AREA, 1960-1961

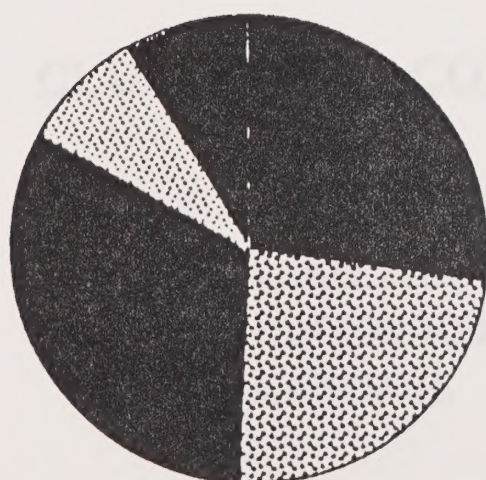
WILLIAMS AREA
 SOUTH-CENTRAL TEXAS
 1960-1961



MEDICINE LAKE, PONDOSA & BARTLE AREA



59 TOTAL UNITS



■ SOUND	27.1%
▨ MINOR	23.7%
■ MODERATE	32.2%
▨ SUBSTANTIAL	8.5%
■ DILAPIDATED	8.5%

NETOCTE LAKS, PORTUGAL & BAKTIE AREA

NETOCTE LAKS, PORTUGAL & BAKTIE AREA



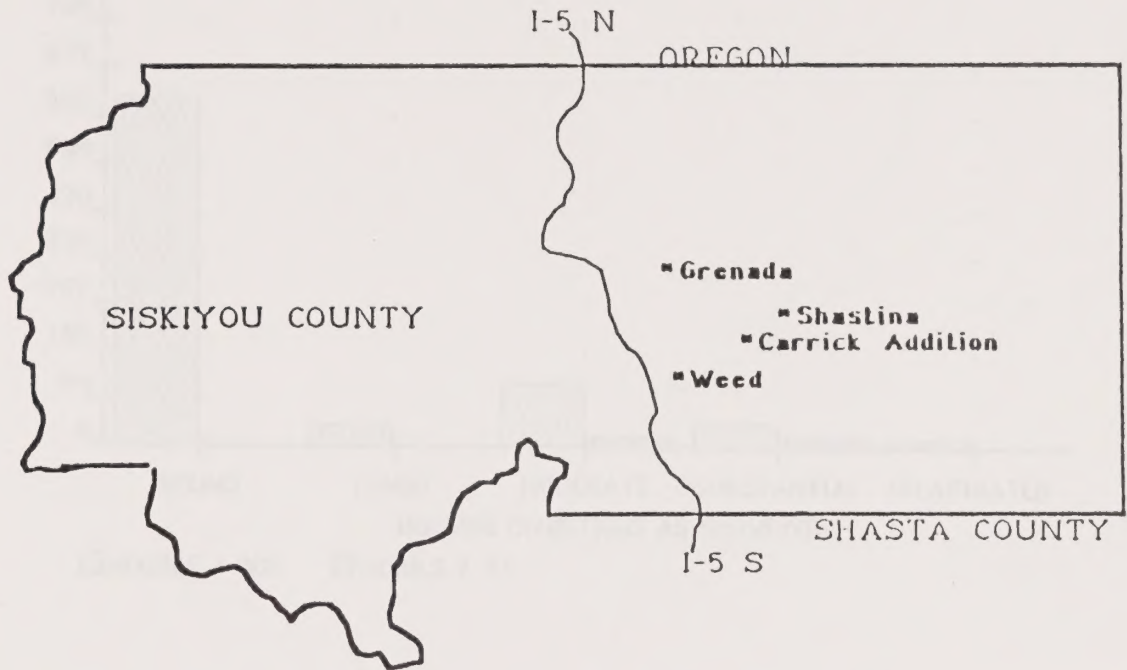
NETOCTE LAKS, PORTUGAL & BAKTIE AREA

NETOCTE LAKS, PORTUGAL & BAKTIE AREA



EAST SECTOR

DUE EAST OF INTERSTATE 5 (I-5)



CLUSTERED COMMUNITIES SURVEYED:

CARRICK ADDITION

LAKE SHASTINA

EDGEWOOD

GRENADA

EAST SECTION

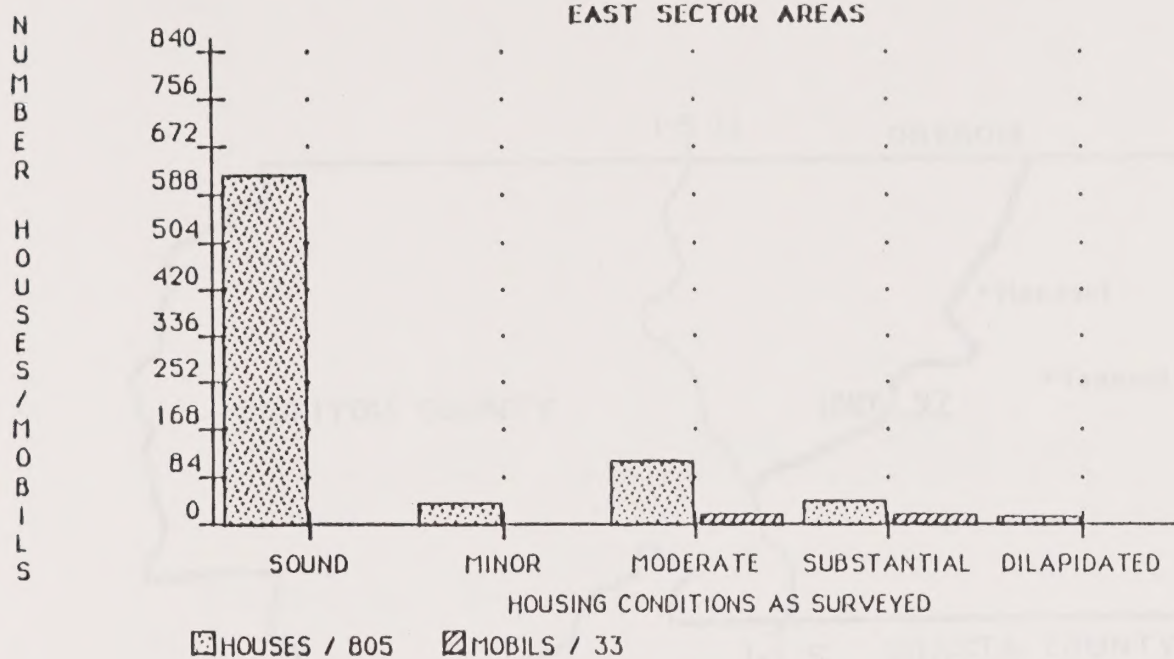
DUE EAST OF INTERSTATE 2 (D-2)



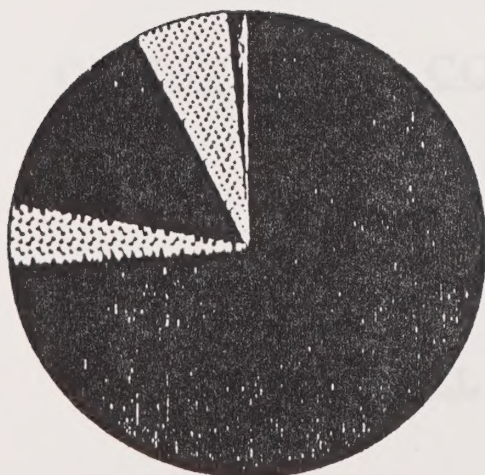
CLERK OF SUPERIOR COURT

COUNTY CLERK
JAN 1911
RECORDED
INDEXED

GRENADA, CARRICK ADDITION,
HWY 97 (WEED AREA), EDGEWOOD,
SHASTINA, HOY ROAD, BIG SPRINGS ROAD

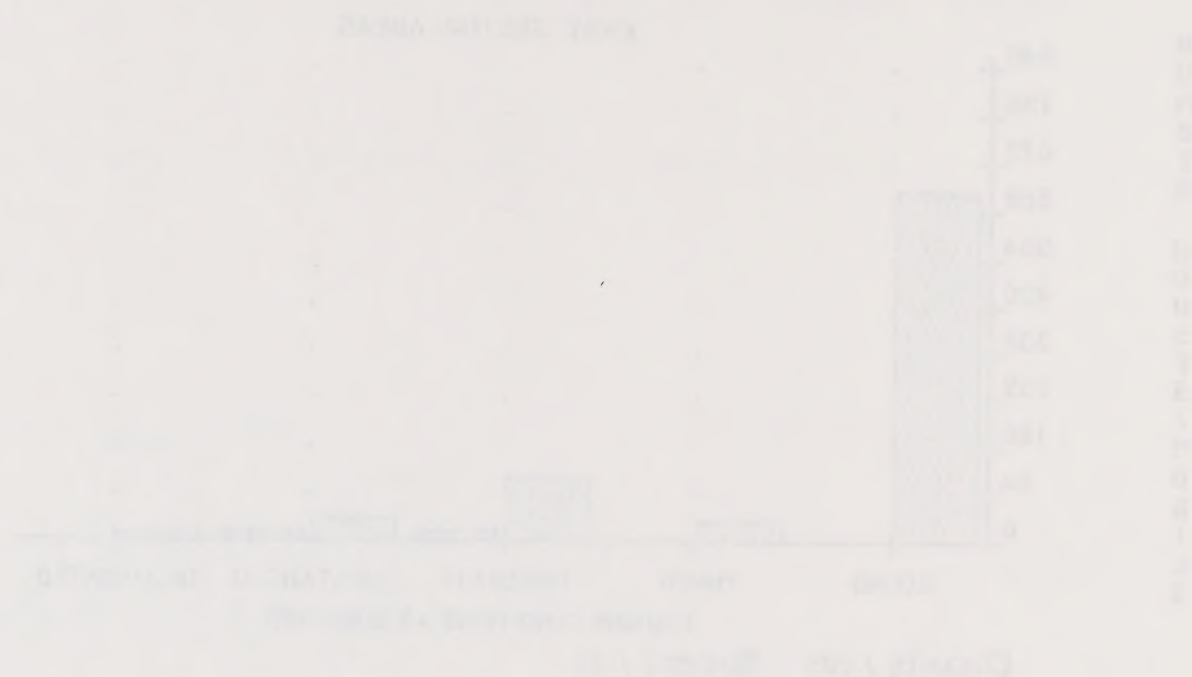


EAST OF WEED / 838 UNITS TOTAL



■ SOUND	74.0%
▨ MINOR	3.7%
■ MODERATE	14.7%
▨ SUBSTANTIAL	6.3%
▨ DILAPIDATED	1.3%

GRANADA CEMENT ADDITION HWY 97 WEST ALBERTA FLOORWOOD SHASTINA HWY ROAD INC. SHASTINA ROAD



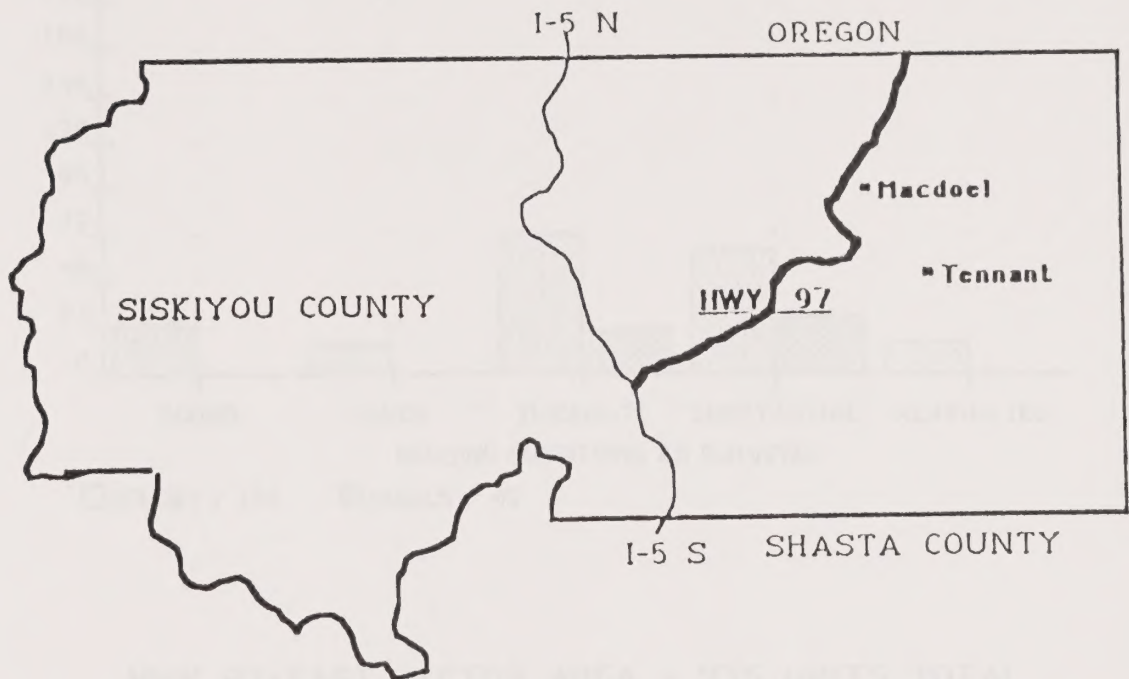
EAST SIDE AREA

Count
 Count
 Count
 Count
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 Count



EAST SECTOR

ALONG HIGHWAY 97



CLUSTERED COMMUNITIES SURVEYED

TENNANT

MOUNT HEBRON

BRAY

MACDOEL

EAST SECTOR

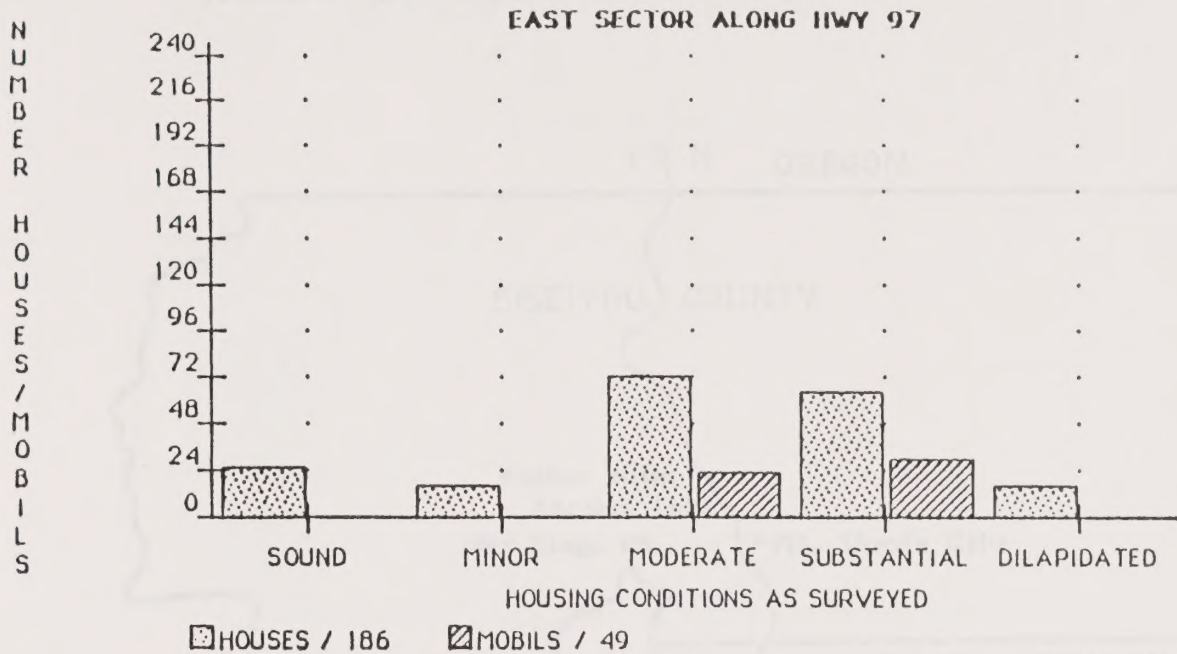
ALONG HIGHWAY 27



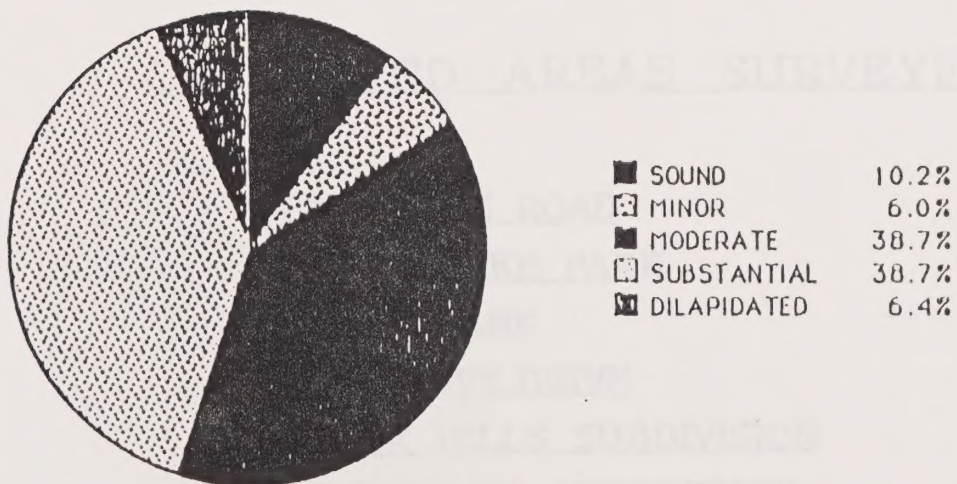
CLUSTERED COMMUNITIES SURVEYED

THREAT
MOUNTAIN
HAY
MADON

TENNANT, BRAY, MT. HEBRON & MACDOEL



HWY 97/EAST SECTOR AREA - 235 UNITS TOTAL



TECHNICAL REPORT: MT. HURON & MICHIGAN



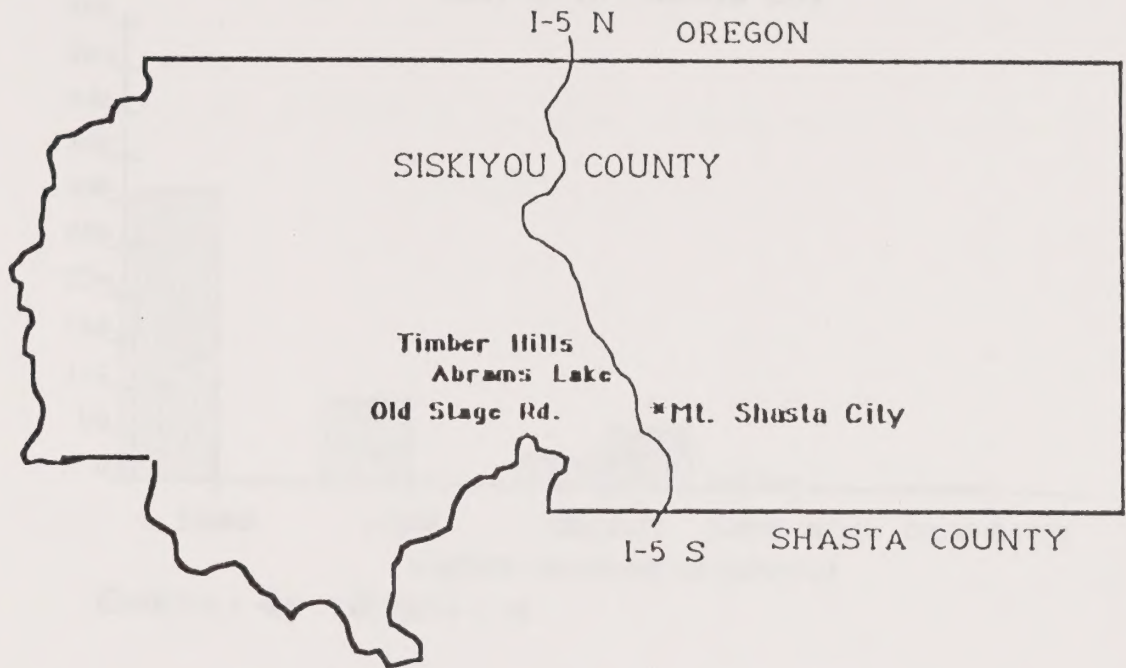
Map Overview: Section Area - 200 Miles Total

1000	1000
500	500
250	250
125	125
62.5	62.5



SOUTH SECTOR

WEST OF MOUNT SHASTA CITY



CLUSTERED AREAS SURVEYED:

OLD STAGE ROAD

ABRAMS LAKE PARK

LASSEN LANE

PINE GROVE DRIVE

TIMBER HILLS SUBDIVISION

DAVIS PLACE SUBDIVISION

SOUTH SECTION

WEST OF MOUNT SHASTA CITY



CLUSTERED AREAS SURVEYED

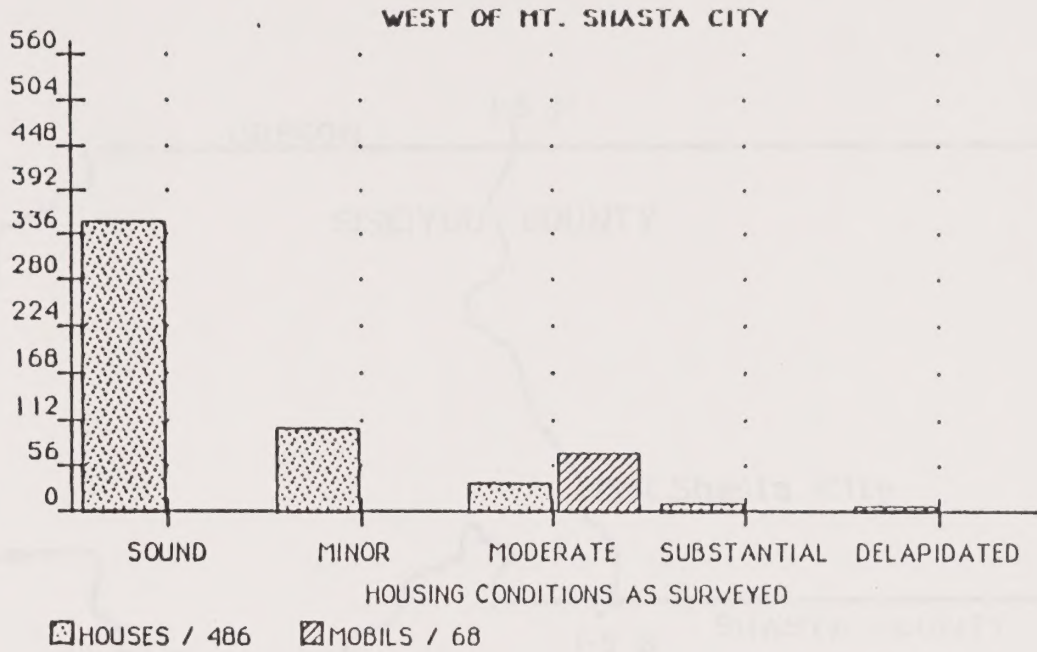
OLD TIME ROAD
MOUNT SHASTA ROAD
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WEST OF MT. SHASTA AREA

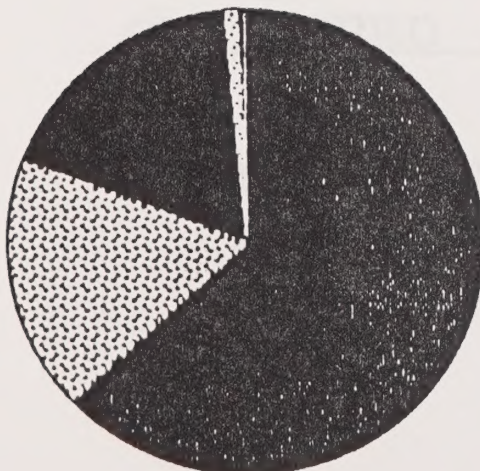
LAKE ST., N. OLD STAGE RD., LASSEN LANE, NEPTUNE RD.,
SMITH TRAILOR PARK, PINE GROVE DRIVE,
ABRAMS LAKE, DAVIS PLACE, TIMBER HILLS,
MEADOW VALLEY SUB-DIVISION

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WEST OF MT. SHASTA / 554 UNITS



■ SOUND	63.0%
▨ MINOR	17.9%
■ MODERATE	17.7%
▨ SUBSTANTIAL	0.9%
▨ DELAPIDATED	0.5%

WEST OF THE MOUNTAIN AREA

TABLE 1. A SUMMARY OF THE DATA FOR THE WEST OF THE MOUNTAIN AREA. THE DATA WERE OBTAINED FROM THE WEST OF THE MOUNTAIN AREA. THE DATA WERE OBTAINED FROM THE WEST OF THE MOUNTAIN AREA. THE DATA WERE OBTAINED FROM THE WEST OF THE MOUNTAIN AREA.

WEST OF THE MOUNTAIN AREA



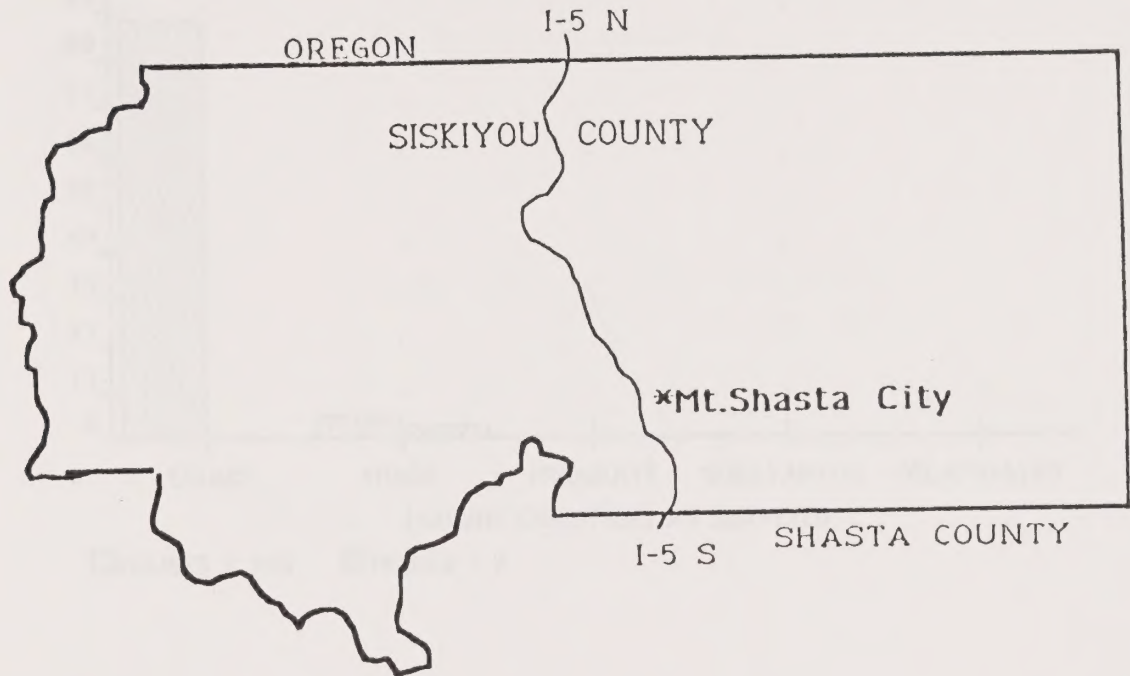
WEST OF THE MOUNTAIN AREA

WEST OF THE MOUNTAIN AREA



SOUTH SECTOR

EAST OF MOUNT SHASTA CITY



CLUSTERED AREAS SURVEYED:

McCLOUD AVENUE

EAGLES NEST SUBDIVISION

SHASTA UPLANDS SUBDIVISION

SOUTH SECTOR

EAST OF MOUNT SHASTA CITY



CHARTERED AREA SURVEY

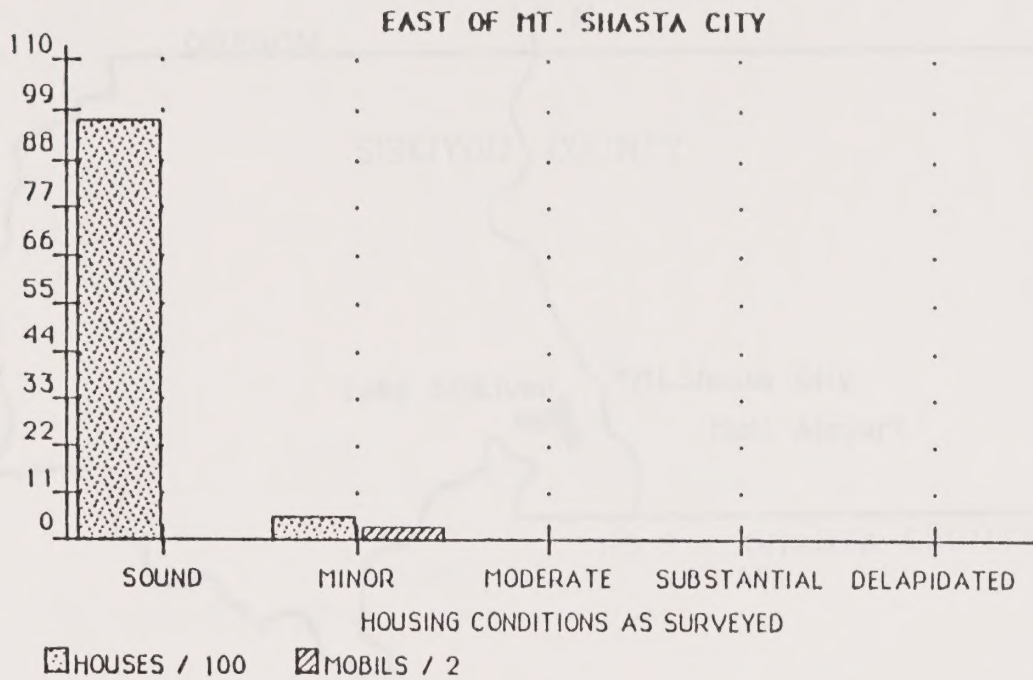
IN THE COUNTY OF BUTTE
STATE OF CALIFORNIA
THE FOLLOWING ARE THE

EAST MOUNT SHASTA AREA

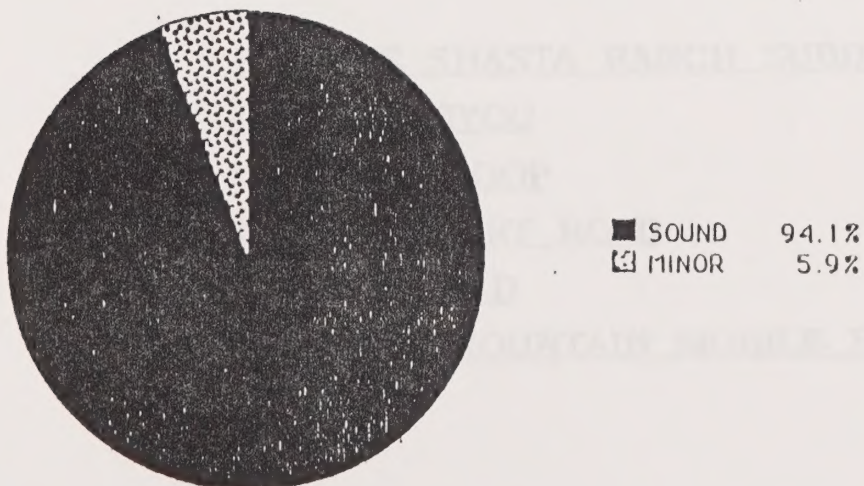
EAGLES NEST, McCLOUD AVE., SHASTA UPLANDS

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EAST OF MT. SHASTA / 102 UNITS



SOUTH SECTOR

SOUTH OF MOUNT SHASTA CITY



CLUSTERED AREAS SURVEYED:

BROWNS SHASTA RANCH SUBDIVISION

LAKE SISKIYOU

CANTARA LOOP

MOTT AIRPORT ROAD

AZALEA ROAD

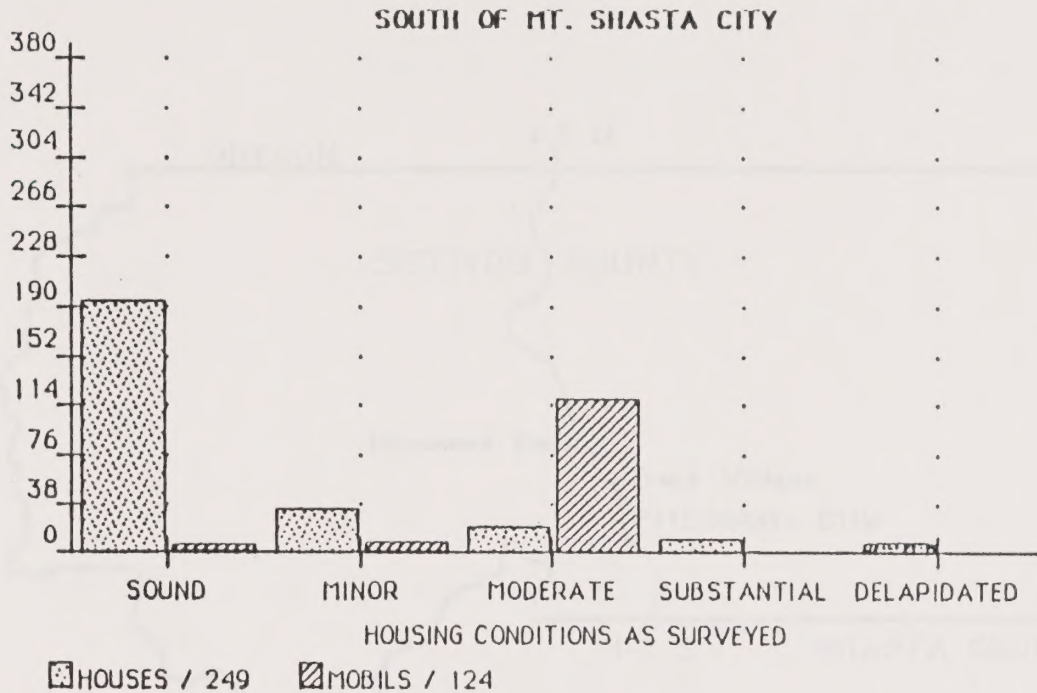
SHADOW MOUNTAIN MOBILE PARK

SOUTH OF MT. SHASTA AREA

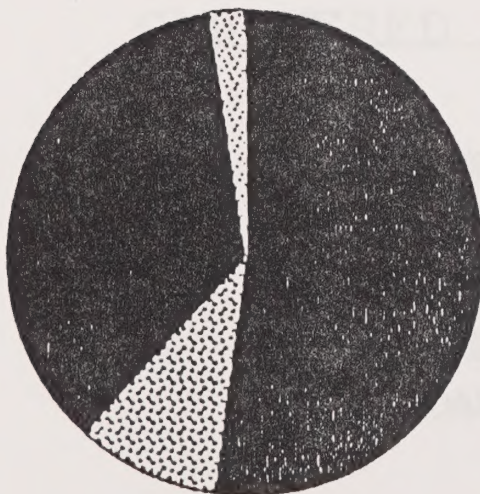
BROWNS RANCH RD., REAM AVE., WA. BARR RD., S. OLD STAGE RD.,
S. MT. SHASTA BLVD., SHADOW MTN. MOBILE PARK,
BIG CANYON DR., MOTT AIRPORT RD., AZALISA RD. & CANTARA LOOP

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SO. OF MT. SHASTA / 373 UNITS



■ SOUND	52.3%
▨ MINOR	9.4%
■ MODERATE	35.9%
▨ SUBSTANTIAL	2.1%
▨ DELAPIDATED	0.3%

SOUTH SECTOR

NORTH OF MOUNT SHASTA CITY



CLUSTERED AREAS SURVEYED:

SKI VILLAGE DRIVE

HAMMOND POND

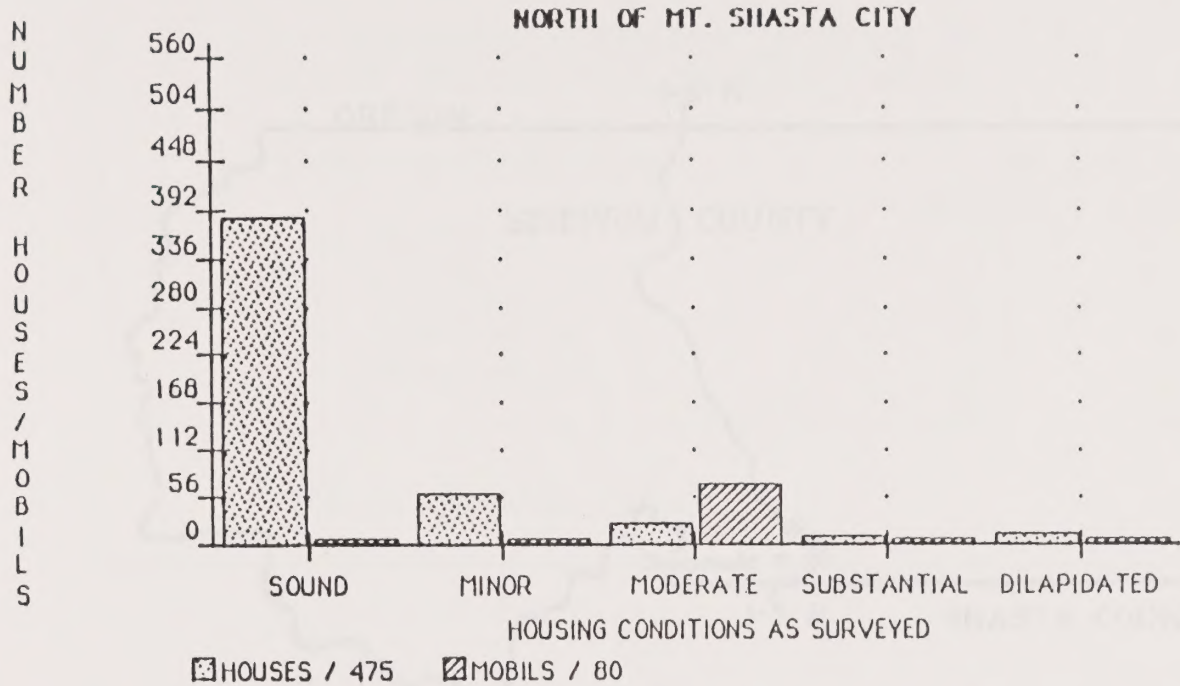
TRUCK VILLAGE

SUMMIT DRIVE

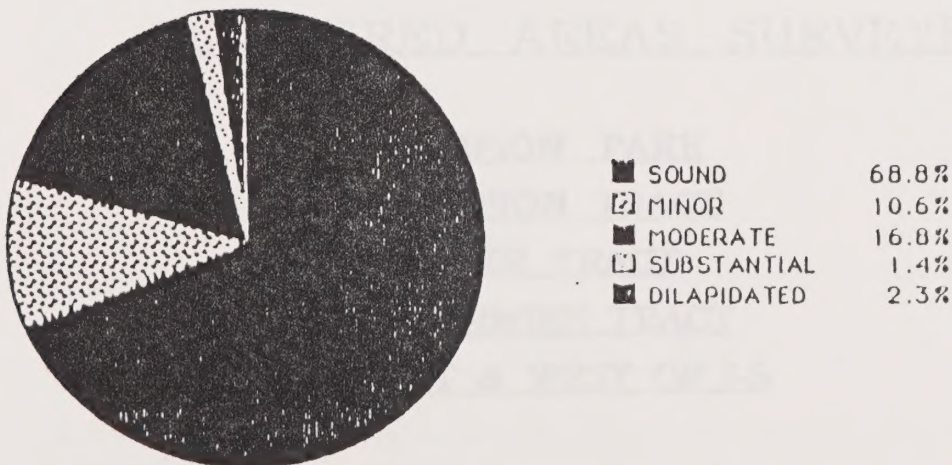
DEETZ ROAD

NORTH OF MT. SHASTA AREA

OLD STAGE ROAD, SKYVIEW TO RAILROAD OVERPASS,
TRUCK VILLAGE AREA, DEETZ ROAD, EDDY CIRCLE, SUMMIT DRIVE
PONY TRAIL, HAMMOND POND, SKI VILLAGE DRIVE,
BUTTE AVENUE AND SHASTA AVENUE

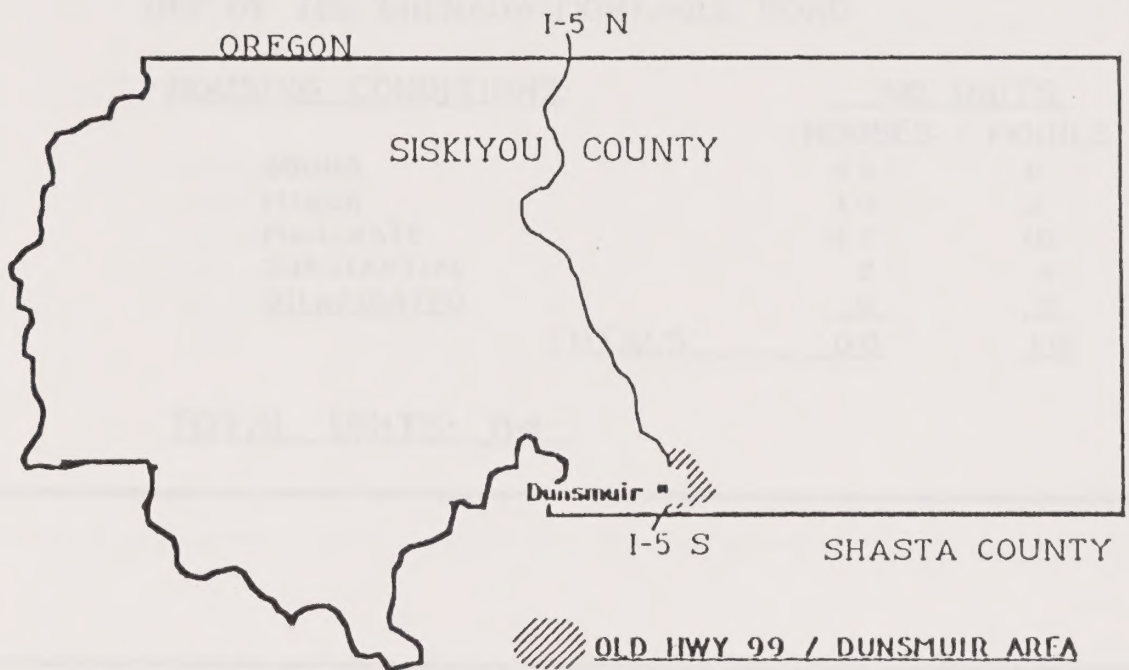


NORTH MT. SHASTA AREA / 555 UNITS



SOUTH SECTOR

SOUTH DUNSMUIR ALONG OLD HIGHWAY 99



CLUSTERED AREAS SURVEYED:

CHAMPION PARK

CHAMPION TRACT

COLLIER TRACT

DEYARMIES TRACT

EAST & WEST OF I-5

EAST SECTOR

NON CLUSTERED AREAS SURVEYED

GRENADA - MONTAGUE ROAD: OFF OF THE GRENADA MONTAGUE ROAD

<u>HOUSING CONDITIONS:</u>	<u>NO. UNITS:</u>	
	<u>HOUSES</u>	<u>/ MOBILS</u>
SOUND	44	0
MINOR	10	0
MODERATE	12	10
SUBSTANTIAL	2	4
<u>DILAPIDATED</u>	<u>0</u>	<u>2</u>
<u>TOTALS:</u>	<u>68</u>	<u>16</u>

TOTAL UNITS: 84

BIG SPRINGS & LITTLE SHASTA AREAS:

<u>HOUSING CONDITIONS:</u>	<u>NO. UNITS:</u>	
	<u>HOUSES</u>	<u>/ MOBILS</u>
SOUND	66	0
MINOR	26	0
MODERATE	8	58
SUBSTANTIAL	6	52
<u>DILAPIDATED</u>	<u>2</u>	<u>0</u>
<u>TOTALS:</u>	<u>108</u>	<u>110</u>

TOTAL UNITS: 228

EAST SECTOR ~ ~ CONTINUED

NON CLUSTERED AREAS SURVEYED

AREAS OFF OF BIG SPRINGS ROAD, LOUIE ROAD,
LICHEN ROAD, AND MAYTEN ROAD AREA

HOUSING CONDITIONS:

NO. UNITS:
HOUSES / MOBILS

SOUND	104	8
MINOR	100	2
MODERATE	42	38
SUBSTANTIAL	36	42
<u>DILAPIDATED</u>	<u>18</u>	<u>0</u>
TOTALS	300	90

TOTAL UNITS: 390

AREAS OFF OF HIGHWAY 3 (MONTAGUE/YREKA),
AND OFF OF OBERLIN ROAD

HOUSING CONDITIONS:

NO. UNITS:
HOUSES / MOBILS

SOUND	120	0
MINOR	36	2
MODERATE	26	22
SUBSTANTIAL	8	18
<u>DILAPIDATED</u>	<u>2</u>	<u>0</u>
TOTALS:	192	42

TOTAL UNITS: 234

EAST SECTOR ~ ~ CONTINUED

NON CLUSTERED AREAS

AREAS OFF OF AIRPORT ROAD (MONTAGUE), AGER ROAD,
SHELLEY ROAD, KUCK ROAD, AND THE WILLOW CREEK AREA

HOUSING CONDITIONS:

NO. UNITS:
HOUSES / MOBILS

SOUND	102	0
MINOR	50	0
MODERATE	32	36
SUBSTANTIAL	4	26
<u>DILAPIDATED</u>	<u>2</u>	<u>2</u>
TOTALS:	190	64

TOTAL UNITS: 254

AREAS OFF OF HONEY GULCH ROAD, HARRY CASH ROAD,
ROAD A-12, HIGHWAY 97, DORRIS-BROWNELL ROAD

HOUSING CONDITIONS:

NO. UNITS:
HOUSES / MOBILS

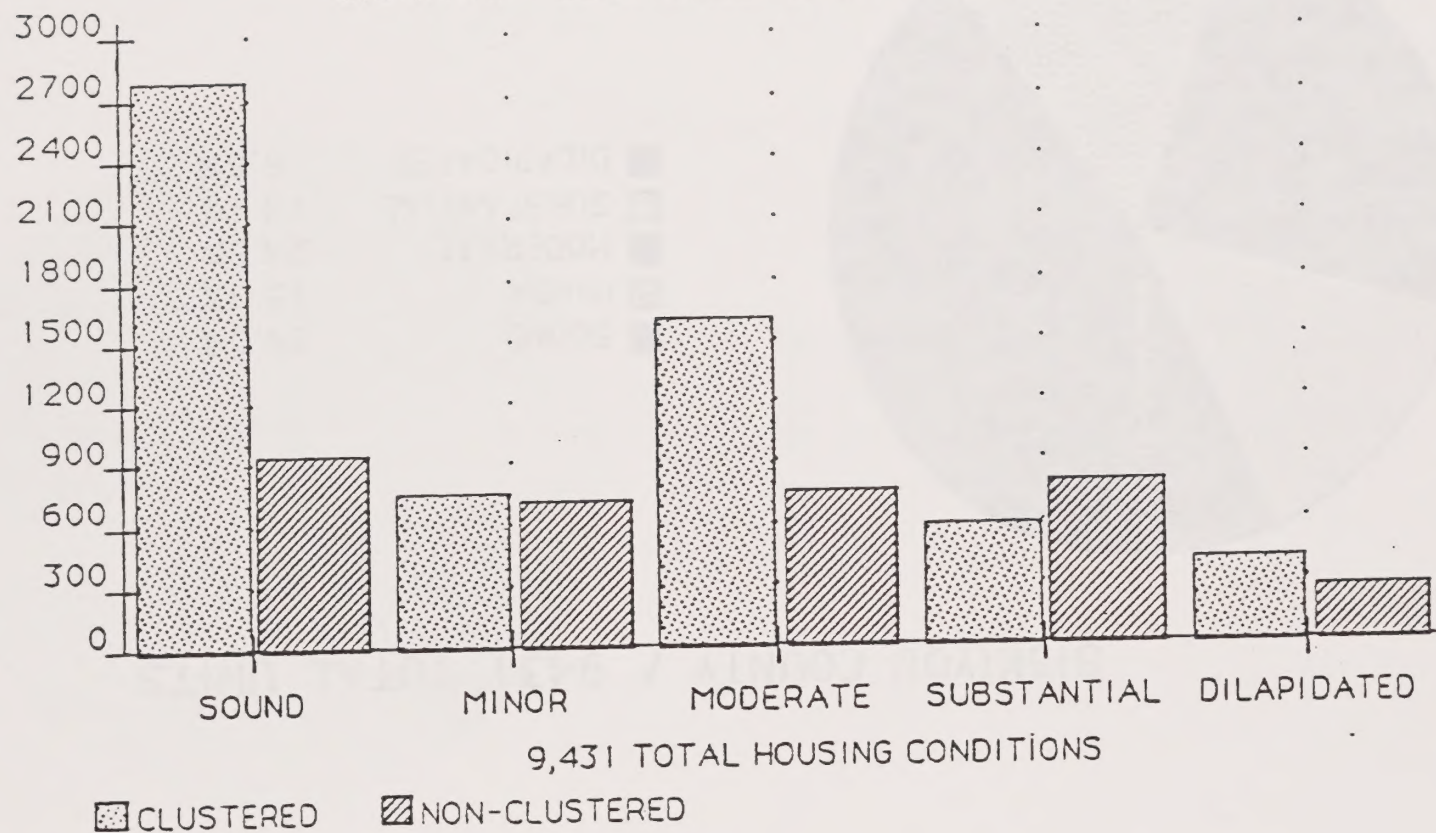
SOUND	136	0
MINOR	110	0
MODERATE	52	52
SUBSTANTIAL	44	80
<u>DILAPIDATED</u>	<u>48</u>	<u>14</u>
TOTALS:	390	146

TOTAL UNITS: 536

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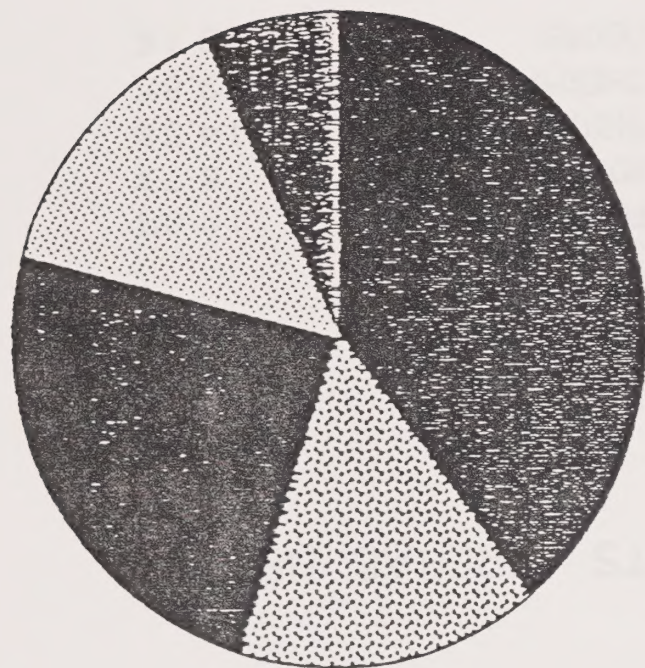
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SISKIYOU CLUSTERED & NON CLUSTERED AREAS



TOTAL HABITABLE DWELLING UNITS

SISKIYOU COUNTY / 9431 TOTAL UNITS



■ SOUND	39.3%
▣ MINOR	15.3%
▤ MODERATE	24.5%
▥ SUBSTANTIAL	14.1%
▧ DILAPIDATED	6.8%

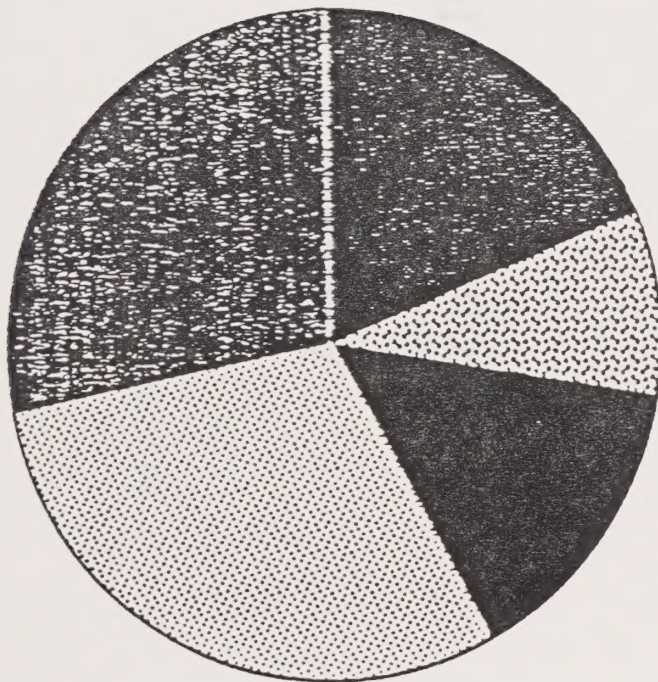
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5753 DWELLING UNITS / REHAB NEEDS



■	FOUNDATION	19.0%
▣	ROOFING	8.7%
▤	SIDING/PAINT	14.5%
▥	THERMAL WINDOWS	29.8%
▦	DOORS	28.1%

DRAFT

REGIONAL NEEDS REPORT PLAN

FOR

Appendix C: Regional Needs Plan

ADOPTED _____

EFFECTIVE DATE _____

A 10-day public hearing was held on _____ at _____
_____ and was held on _____

Appendix C

Regional Needs Plan

INTRODUCTION

DRAFT

REGIONAL HOUSING NEEDS PLAN

FOR

SISKIYOU COUNTY

January 1991 to July 1997

ADOPTED:____(date)_____

EFFECTIVE DATE:____(date)_____

A 90-day period for local governments to propose revisions began on _____(date)_____ and expired on _____(date)_____.

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A 2000 series of local government documents is being received from the
_____ and stored in _____

INTRODUCTION

This plan has been prepared as the regional housing needs plan for Siskiyou County pursuant to the provisions of Section 65584 of the Government Code. The plan contains Siskiyou County's share of the statewide housing need to July 1997 and allocates shares of that need to the County of Siskiyou and each city in the county. The purpose of the plan is to provide the local governments in Siskiyou County with their shares of the countywide housing need for inclusion in their housing elements by July 1, 1992.

The levels of household growth and construction need contained in this plan may be considered as minimum growth needs. Nothing in this plan should be taken to mean that a local government may not plan for more households than shown.

State law requires the regional housing needs plan for Siskiyou County to include shares of regional housing need through the ending date of the next housing element update (July 1, 1997). Consistent with these requirements, the determinations of local shares of regional housing need shown in Tables 1 and 2 contain determinations of local shares of regional need for the period from January 1, 1991 to July 1, 1997. Table 1 contains the estimated number of households on January 1, 1991 by income group, the projected additional households by income group between January 1, 1991 and July 1, 1997, and the projected households by income group on July 1, 1997. Table 2 contains basic construction needs by income group through July 1997. It also shows the components which comprise the total. These include the existing shortage or surplus of units at the beginning of the planning period, the household growth allocations for the planning period, the number of vacant units needed because of the household growth, and the estimated number of normal market removals during the planning period. The methodology used in making the determinations contained in Tables 1 and 2 are described in the Methodology section of this plan.

Existing need is shown in both Tables 1 and 2. In Table 1, the "January 1, 1991" column shows the number of households, by income, who needed adequate housing as of the base date of the plan. In Table 2, the "1991 vacancy" need of 2 for Mount

TABLE 1
SISKIYOU COUNTY
HOUSEHOLD PROJECTIONS BY INCOME GROUP
JANUARY 1, 1991 TO JULY 1, 1997

<u>Jurisdiction and</u> <u>Income Group</u>	<u>January 1, 1991</u> <u>Number</u> <u>(%)</u>	<u>July 1, 1997</u> <u>Number</u> <u>(%)</u>	<u>Jan. 1991 to July 1997</u> <u>Number</u> <u>(%)</u>
Dorris			
Very Low	94 (28.0)	97 (28.0)	3 (30.0)
Other Lower	78 (23.0)	80 (23.0)	2 (20.0)
Moderate	88 (26.0)	91 (26.0)	3 (30.0)
Above Moderate	78 (23.0)	80 (23.0)	2 (20.0)
Total	338 (100.0)	348 (100.0)	10 (100.0)
Dunsmuir			
Very Low	261 (28.0)	264 (28.0)	3 (30.0)
Other Lower	242 (23.0)	244 (23.0)	2 (20.0)
Moderate	158 (26.0)	160 (26.0)	2 (20.0)
Above Moderate	270 (23.0)	273 (23.0)	3 (30.0)
Total	931 (100.0)	941 (100.0)	10 (100.0)
Etna			
Very Low	94 (30.0)	98 (30.0)	4 (26.7)
Other Lower	85 (27.0)	89 (27.0)	4 (26.6)
Moderate	59 (19.0)	62 (19.0)	3 (20.0)
Above Moderate	75 (24.0)	79 (24.0)	4 (26.7)
Total	313 (100.0)	328 (100.0)	15 (100.0)
Fort Jones			
Very Low	73 (28.0)	77 (28.0)	4 (26.7)
Other Lower	65 (25.0)	69 (25.0)	4 (26.6)
Moderate	55 (21.0)	58 (21.0)	3 (20.0)
Above Moderate	67 (26.0)	71 (26.0)	4 (26.7)
Total	260 (100.0)	275 (100.0)	15 (100.0)

TABLE 1
 RESULTS OF COLLECTIONS BY THE GARDEN GROUP
 JANUARY 1, 1957 TO MAY 1, 1957

Location	Number of Insects	Number of Specimens	Number of Specimens	Number of Specimens
Mammals				
Gray Fox	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
Black Bear	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
Skunk	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
White Rabbit	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
Total	400 (400.0)	400 (400.0)	400 (400.0)	400 (400.0)
Birds				
Gray Fox	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
Black Bear	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
Skunk	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
White Rabbit	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
Total	400 (400.0)	400 (400.0)	400 (400.0)	400 (400.0)
Reptiles				
Gray Fox	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
Black Bear	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
Skunk	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
White Rabbit	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
Total	400 (400.0)	400 (400.0)	400 (400.0)	400 (400.0)
Amphibians				
Gray Fox	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
Black Bear	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
Skunk	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
White Rabbit	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
Total	400 (400.0)	400 (400.0)	400 (400.0)	400 (400.0)
Fish				
Gray Fox	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
Black Bear	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
Skunk	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
White Rabbit	100 (100.0)	100 (100.0)	100 (100.0)	100 (100.0)
Total	400 (400.0)	400 (400.0)	400 (400.0)	400 (400.0)

TABLE 1 (Continued)

SISKIYOU COUNTY

HOUSEHOLD PROJECTIONS BY INCOME GROUP
JANUARY 1, 1991 TO JULY 1, 1997

<u>Jurisdiction and Income Group</u>	<u>January 1, 1991</u>		<u>July 1, 1997</u>		<u>Jan. 1991 to July 1997</u>	
	<u>Number</u>	<u>(%)</u>	<u>Number</u>	<u>(%)</u>	<u>Number</u>	<u>(%)</u>
Montague						
Very Low	149	(30.0)	157	(29.0)	8	(18.2)
Other Lower	105	(21.0)	114	(21.0)	9	(20.4)
Moderate	90	(18.0)	97	(18.0)	7	(15.9)
Above Moderate	154	(31.0)	174	(32.0)	20	(45.5)
Mount Shasta						
Very Low	323	(21.0)	371	(21.0)	48	(20.7)
Other Lower	246	(16.0)	283	(16.0)	37	(15.9)
Moderate	399	(26.0)	460	(26.0)	61	(26.3)
Above Moderate	568	(37.0)	654	(37.0)	86	(37.1)
Total	1,536	(100.0)	1,768	(100.0)	232	(100.0)
Tulelake						
Very Low	131	(35.0)	136	(35.0)	5	(33.3)
Other Lower	75	(20.0)	78	(20.0)	3	(20.0)
Moderate	97	(26.0)	101	(26.0)	4	(26.7)
Above Moderate	71	(19.0)	74	(19.0)	3	(20.0)
Total	374	(100.0)	389	(100.0)	15	(100.0)
Weed						
Very Low	317	(27.0)	336	(27.0)	19	(26.0)
Other Lower	234	(20.0)	249	(20.0)	15	(20.6)
Moderate	246	(21.0)	262	(21.0)	16	(21.9)
Above Moderate	375	(32.0)	398	(32.0)	23	(31.5)
Total	1,172	(100.0)	1,245	(100.0)	73	(100.0)
Total	498	(100.0)	542	(100.0)	44	(100.0)

TABLE 1 (Continued)

STATIONARY COUNTY

STATIONARY COUNTY REPORTING BY FISCAL YEAR
JANUARY 1, 1971 TO JULY 1, 1971

Stationary and Mobile Units	January 1, 1971 Stationary Units	July 1, 1971 Stationary Units	January 1, 1971 Mobile Units
Alameda County			
Very Low	134 (37.8)	125 (37.2)	9 (25.3)
Low Income	152 (43.8)	134 (41.8)	9 (25.3)
Middle Income	57 (15.8)	57 (17.6)	7 (20.6)
High Income	124 (34.4)	134 (41.8)	10 (28.8)
Alameda County			
Very Low	202 (57.8)	177 (54.8)	62 (18.2)
Low Income	202 (57.8)	177 (54.8)	62 (18.2)
Middle Income	202 (57.8)	177 (54.8)	62 (18.2)
High Income	202 (57.8)	177 (54.8)	62 (18.2)
Total	1,000 (100.0)	1,000 (100.0)	304 (30.4)
Alameda County			
Very Low	101 (28.8)	112 (33.8)	6 (17.6)
Low Income	72 (20.6)	74 (22.6)	3 (8.8)
Middle Income	21 (6.0)	17 (5.2)	4 (11.8)
High Income	17 (4.8)	14 (4.2)	7 (20.6)
Total	111 (31.2)	117 (35.8)	20 (6.0)
Alameda County			
Very Low	417 (57.8)	372 (54.8)	19 (55.8)
Low Income	372 (51.8)	372 (54.8)	19 (55.8)
Middle Income	202 (28.2)	202 (29.2)	19 (55.8)
High Income	202 (28.2)	202 (29.2)	19 (55.8)
Total	1,193 (100.0)	1,148 (100.0)	66 (5.6)
Total	1,193 (100.0)	1,148 (100.0)	66 (5.6)

TABLE 1 (Continued)

SISKIYOU COUNTY

HOUSEHOLD PROJECTIONS BY INCOME GROUP
JANUARY 1, 1991 TO JULY 1, 1997

<u>Jurisdiction and Income Group</u>	<u>January 1, 1991</u> <u>Number (%)</u>	<u>July 1, 1997</u> <u>Number (%)</u>	<u>Jan. 1991 to July 1997</u> <u>Number (%)</u>
Yreka			
Very Low	679 (23.0)	767 (23.2)	88 (24.7)
Other Lower	561 (19.0)	629 (19.0)	68 (19.1)
Moderate	532 (18.0)	596 (18.0)	64 (18.0)
Above Moderate	1,182 (40.0)	1,318 (39.8)	136 (38.2)
Total	2,954 (100.0)	3,310 (100.0)	356 (100.0)
Unincorporated			
Very Low	2,241 (24.7)	2,422 (24.8)	181 (26.5)
Other Lower	1,450 (16.0)	1,567 (16.1)	117 (17.2)
Moderate	1,940 (21.4)	2,082 (21.3)	142 (20.8)
Above Moderate	3,441 (37.9)	3,683 (37.8)	242 (35.5)
Total	9,072 (100.0)	9,754 (100.0)	682 (100.0)
County Total			
Very Low	4,362 (25)	4,725 (25)	363 (25)
Other Lower	3,141 (18)	3,402 (18)	261 (18)
Moderate	3,664 (21)	3,969 (21)	305 (21)
Above Moderate	6,281 (36)	6,804 (36)	523 (36)
Total	17,448 (100)	18,900 (100)	1,452 (100)

The income group estimates were prepared by HCD using definitions contained in State and federal law as implemented by HUD and HCD. The definitions involve relationships to median incomes and family size adjustment factors. These relationships and factors were applied to 1980 income data.

HOUSEHOLD WEALTH BY WEALTH GROUP
JANUARY 1991 TO JULY 1991
NEWYORK COUNTY
TABLE 2 (continued)

Assets and Liabilities	January 1991 Median	July 1991 Median	Change in Median
Vehicles			
Very Low	\$79 (\$22.5)	\$87 (\$27.2)	\$8 (34.7)
Low Income	\$81 (\$25.0)	\$89 (\$27.2)	\$8 (34.7)
Medium	\$12 (\$22.5)	\$14 (\$27.2)	\$2 (34.7)
Household	\$1,182 (\$25.0)	\$1,142 (\$27.2)	-\$40 (34.7)
Total	\$1,264 (\$25.0)	\$1,259 (\$27.2)	-\$5 (34.7)
Household			
Very Low	\$1,264 (\$25.0)	\$1,259 (\$27.2)	-\$5 (34.7)
Low Income	\$1,264 (\$25.0)	\$1,259 (\$27.2)	-\$5 (34.7)
Medium	\$1,264 (\$25.0)	\$1,259 (\$27.2)	-\$5 (34.7)
Household	\$1,264 (\$25.0)	\$1,259 (\$27.2)	-\$5 (34.7)
Total	\$1,264 (\$25.0)	\$1,259 (\$27.2)	-\$5 (34.7)
Credit Debt			
Very Low	\$1,264 (\$25.0)	\$1,259 (\$27.2)	-\$5 (34.7)
Low Income	\$1,264 (\$25.0)	\$1,259 (\$27.2)	-\$5 (34.7)
Medium	\$1,264 (\$25.0)	\$1,259 (\$27.2)	-\$5 (34.7)
Household	\$1,264 (\$25.0)	\$1,259 (\$27.2)	-\$5 (34.7)
Total	\$1,264 (\$25.0)	\$1,259 (\$27.2)	-\$5 (34.7)

The income group categories were assigned to 100,000 households randomly in 1991 and 1992. The income group categories were assigned to 100,000 households randomly in 1991 and 1992. The income group categories were assigned to 100,000 households randomly in 1991 and 1992. The income group categories were assigned to 100,000 households randomly in 1991 and 1992.

TABLE 2
SISKIYOU COUNTY

BASIC CONSTRUCTION NEEDS
JANUARY 1, 1991 TO JULY 1, 1997

BY COMPONENTS*:

	<u>Housing Units</u>					
	<u>Dorris</u>	<u>Dunsmuir</u>	<u>Etna</u>	<u>Ft. Jones</u>	<u>Montague</u>	<u>Mt. Shasta</u>
Household Increase	10	10	15	15	44	232
1991 Vacancy Need	- 6	- 24	- 8	- 2	- 31	2
1997 Vacancy Need	1	2	1	2	2	24
Replacement Need 1990-1997	6	15	5	4	8	27
Total	11	3	13	19	23	285

	<u>Tulelake</u>	<u>Weed</u>	<u>Yreka</u>	<u>Unincorp.</u>	County <u>Total</u>
Household Increase	15	73	356	682	1,452
1991 Vacancy Need	- 13	- 1	18	- 100	- 165
1997 Vacancy Need	2	5	22	145	206
Replacement Need 1990-1997	7	20	50	172	316
Total	11	97	446	899	1,807

TABLE 2 (Continued)

SISKIYOU COUNTY

BASIC CONSTRUCTION NEEDS
JANUARY 1, 1991 TO JULY 1, 1997

BY INCOME GROUP:

	Housing Units					
	<u>Dorris</u>	<u>Dunsmuir</u>	<u>Etna</u>	<u>Fl. Jones</u>	<u>Montague</u>	<u>Mt. Shasta</u>
Very Low	3	1	4	5	4	59
Other Lower	2	1	3	5	5	45
Moderate	4	0	3	4	4	75
Above Moderate	2	1	3	5	10	106
Total	11	3	13	19	23	285

	<u>Tulelake</u>	<u>Weed</u>	<u>Yreka</u>	<u>Unincorp.</u>	County Total
Very Low	4	25	110	239	454
Other Lower	2	20	85	154	322
Moderate	3	21	80	187	381
Above Moderate	2	31	171	319	650
Total	11	97	446	899	1,807

*Basic Construction Needs were calculated using the formulas shown in the Appendix. The following were used in the calculations: for Dorris: a homeownership percentage of 66.7, a vacant-not-for-sale-or-rent percentage of 5.8, and an annual removal rate of .002; for Dunsmuir: a homeownership percentage of 55.3, a vacant-not-for-sale-or-rent percentage of 12.4, and an annual removal rate of .002; for Etna: a homeownership percentage of 64.4, a vacant-not-for-sale-or-rent percentage of 5.4, and an annual removal rate of .002; for Fort Jones: a homeownership percentage of 67.3, a vacant-not-for-sale-or-rent percentage of 9.7, and an annual removal rate of .002; for Montague: a homeownership percentage of 71.3, a vacant-not-for-sale-or-rent percentage of 1.8, and an annual removal rate of .002; for Mount Shasta: a homeownership percentage of 51.4, a vacant-not-for-sale-or-rent percentage of 5.7, and an annual removal rate of .002; for Tulelake: a homeownership percentage of 62.2, a vacant-not-for-sale-or-rent percentage of 9.7, and an annual removal rate of .002; for Weed: a homeownership percentage of 59.1, a vacant-not-for-sale-or-rent percentage of 3.3, and an annual removal rate of .002; for Yreka: a homeownership percentage of 62.3, a vacant-not-for-sale-or-rent percentage of 2.3, and an annual removal rate of .002; for the Unincorporated Area: a homeownership percentage of 73.9, a vacant-not-for-sale-or-rent percentage of 14.9, and an annual removal rate of .002.

Shasta and 18 for Yreka means that there was a small shortage of units in those cities on January 1, 1991. The negative "1991 vacancy" need for the other cities and the Unincorporated Area mean that there was a surplus of vacant units compared to the minimum desirable vacancy level needed for the healthy functioning of the housing market.

Tables 1 and 2 also both contain determinations of projected need. Table 1 shows, by income group, the number of additional households each local government is to plan for. Table 2 shows the construction needed to accommodate, by income, the additional households by July 1997, including an allowance for normal market removals.

METHODOLOGY

Allocations of Household Growth

The July 1, 1997 household projection for Siskiyou County was prepared by the California Department of Housing and Community Development (HCD) based on California Department of Finance household projections released in May 1991. The allocations of shares of household growth shown in Table 1 are based on a continuation of the household growth patterns that occurred between 1980 and 1990. The trend line method of allocation is based on assessment of the expected economic conditions within the county during the planning period compared to the prior decade and on a determination that adequate sites and public facilities were available throughout the county during the 1980s and will continue to be available during the planning period. Basing the growth allocations on trend line and economic expectations takes into consideration market demand for housing, type and tenure of housing need, existing and projected employment patterns, and existing commuting patterns and public transportation facilities.

Farmworker housing need is minimal in the county; and, to the extent it exists, it is included in the very low and other lower income allocations. Loss of units contained in assisted housing developments is not expected to be a factor during the planning period.

Allocations of Household Growth by Income

Four income groups are used in this plan. They are: Very Low, Other Lower, Moderate, and Above Moderate. Definitions for these terms are given in the Appendix.

There are two main reasons for the increase in the number of people who are taking part in the study. The first reason is that the study is now being carried out in a larger number of schools. The second reason is that the study is now being carried out in a larger number of schools.

Table 1 and 2 show the results of the study. Table 1 shows the results of the study for the first group. Table 2 shows the results of the study for the second group. The results of the study are as follows:

RESULTS

Results of the study

The study was carried out in two groups. The first group was the control group and the second group was the experimental group. The results of the study are as follows:

The first group (control group) showed a significant increase in the number of people who are taking part in the study. The second group (experimental group) showed a significant increase in the number of people who are taking part in the study.

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The first group (control group) showed a significant increase in the number of people who are taking part in the study. The second group (experimental group) showed a significant increase in the number of people who are taking part in the study.

Results of the study

The results of the study are as follows:

The first group (control group) showed a significant increase in the number of people who are taking part in the study. The second group (experimental group) showed a significant increase in the number of people who are taking part in the study.

In allocating household growth by income, Yreka and Montague were considered to form a housing market. A statutory requirement for regional housing needs plans is to "seek to reduce the concentration of lower income households in cities or counties which already have disproportionately high proportions of lower income households." In the Yreka-Montague housing market area, Montague has a disproportionate percentage of lower income households. The disproportionate concentration is among very low income households. (Very low is a subcategory of lower income.) The allocations by income shown in Table 1 seek to reduce the very low income concentration in Montague gradually. They provide for reducing the gap between Montague's percentage and the market area percentage by one-sixth during the course of the planning period.

Outside the Yreka-Montague area, each jurisdiction is considered to constitute a separate housing market area. The economic characteristics of each jurisdiction are not projected to change by 1997. Consequently, the income group allocations are based on continuance of the existing income distribution in each jurisdiction.

Basic Construction Needs

The basic construction needs were prepared by, first, preparing each of the components shown in the "By Components" section of Table 2 and then determining the number of units needed by income group. The formulas used in calculating each of the components of the construction needs are shown in the Appendix. The ownership rates and the "vacant-not-for-sale-or-rent" rates were taken from the 1990 U.S. Census. They and the annual removal rates used in the calculations are shown at the bottom of Table 2.

The percentages used in allocating the total construction need by income group are the percentages shown in the last column of Table 1. This means that, for each local government, household growth and construction need are allocated by income using the same income group percentages.

USE OF THE PLAN

The principal use of the allocations in this plan is inclusion in the local housing element as the shares of regional housing need. By doing this, the local government is planning to

It is a common mistake to think of the world as a single, unified entity. In reality, the world is a complex, multi-layered system of interconnected parts. Each part has its own unique characteristics and functions, and they all work together to form the whole. This is why it is so important to understand the world in its entirety, rather than just focusing on one aspect or another. Only by looking at the big picture can we truly grasp the nature of the world and our place in it.

The world is a vast and diverse place, with countless cultures, languages, and traditions. Each of these elements contributes to the richness and complexity of the human experience. It is this diversity that makes the world so fascinating and worth exploring. We must embrace our differences and work together to create a more harmonious and just society for all.

THE WORLD IS OUR HOME

The world is our home, and it is our responsibility to take care of it. We must protect the environment, preserve our resources, and ensure that everyone has access to the things they need to live a good life. This is not just a moral obligation, but also a practical one. If we do not take care of the world, it will eventually become uninhabitable for us. We must act now to prevent this from happening.

The world is a beautiful and wonderful place, full of so much to see and do. We must take the time to appreciate it all, from the smallest details to the grandest vistas. This will help us to feel more connected to the world and to each other. Let us all strive to make the world a better place for everyone.

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accommodate its share of the projected growth of the county and to provide opportunities for all income groups to have access to housing throughout the county.

Because regional housing needs plans are prepared a year or more before the statutory deadline for housing element updates, typically additional units have been built during the time period between the base date of the regional housing needs plan and the adoption of the housing element update. Local governments may reduce their allocations of construction need by the number of units which have been completed since the base date of this plan. Instructions for how to estimate the number of units completed by income group are available as part of a technical assistance package on housing element preparation which is available from HCD's Division of Housing Policy Development.

The shares of regional need contained in this plan are only a portion of the housing needs which are to be included in the local housing element. For example, housing elements are additionally required to include estimated affordability needs. This involves making estimates of the current number of lower income households (the very low and other lower income categories) who pay more than they can afford for housing.

Other existing needs which are to be included in housing elements but which are not included in this plan include estimates of overcrowding, of the needs of special groups, and of the number of housing units which are in substandard physical condition. Estimates of substandard units should include both estimates of the units which need rehabilitation and the units which are so substandard that they need to be removed.

The basic construction needs in this plan do not include allowances for all construction needs which result from the need to remove units which are beyond repair or are not economically feasible to repair. Units which are removed from the housing stock in the normal course of housing market activity (demolitions, changes to commercial use, etc.) are not necessarily the substandard units. Consequently, the basic construction needs are to be supplemented by estimates of construction needed because of the need to remove units which are in poor physical condition.

The determinations (shown in Table 2) that there was or was not a sufficient number of housing units on the beginning date of this plan was made without regard to the physical condition of the housing stock, both occupied and vacant. The local housing element

should estimate the units which are in substandard condition and assess whether there is sufficient existing standard housing.

PLAN REVISION PROCESS

Local Revision Process

The adoption of this plan by the council of governments commences a 90-day period during which each of the local governments in Siskiyou County may propose revisions to the plan. If there are no proposed local revisions, this plan will become final on the expiration of the 90-day period.

If a proposed local revision is submitted to the council of governments during the 90-day period, the council has the 60-day period following the expiration of the 90-day local revision period in which to act. The council may approve the proposed local revision, modify its prior determination, or indicate why the proposed revision is inconsistent with the regional need. If the council does not accept a proposed revision, a public hearing may be requested within 30 days. The council of governments' final action on the local revision proposal shall constitute the local government's share of regional need which is to be included in the local housing element.

The standards and procedures for proposing local revisions, council of governments actions on them, and local government rights in the process are contained in Government Code Section 65584(c). A copy of that section is included in the Appendix.

Later Changes in the Plan

Prior to this year, state law permitted no changes in regional housing needs plans following completion of the statutory local revision process. Effective January 1, 1991, Government Code Section 65584(c)(5) provides for one type of change at a later date. The only change permitted is transfer of a portion of a county's allocation to one or more cities within the county. The transfer must meet the standards applicable to the original allocation of local shares of regional need and have the approval of the county, the affected cities, and the Department of Housing and Community Development. Events which might lead to use of these provisions include major changes in the local economy, changes in annexation policies or agreements, and the incorporation of a new city.

APPENDIX

Contents:

1. Copy of Government Code Section 65584.
2. Definitions of Income Groups.
3. Formulas used in calculating basic construction needs (Table 2).
4. Copy of California Department of Finance estimates for January 1, 1991.

Contents

1. Chapter 1: Introduction and Overview
2. Chapter 2: Theoretical Framework
3. Chapter 3: Research Design and Methodology
4. Chapter 4: Data Collection and Analysis
5. Chapter 5: Results and Discussion
6. Chapter 6: Conclusion and Future Research

65584. (a) For purposes of subdivision (a) of Section 65583, the share of a city or county of the regional housing needs includes that share of the housing need of persons at all income levels within the area significantly affected by a general plan of the city or county. The distribution of regional housing needs shall, based upon available data, take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, the loss of units contained in assisted housing developments, as defined in paragraph (8) of subdivision (a) of Section 65583, that changed to non-low-income use through mortgage prepayment, subsidy contract expirations, or termination of use restrictions, and the housing needs of farmworkers. The distribution shall seek to reduce the concentration of lower income households in cities or counties which already have disproportionately high proportions of lower income households. Based upon data provided by the Department of Finance, in consultation with each council of government, the Department of Housing and Community Development shall determine the regional share of the statewide housing need at least two years prior to the second revision, and all subsequent revisions as required pursuant to Section 65588. Based upon data provided by the department relative to the statewide need for housing, each council of governments shall determine the existing and projected housing need for its region. Within 30 days following notification of this determination, the department shall ensure that this determination is consistent with the statewide housing need. The department may revise the determination of the council of governments if necessary to obtain this consistency. The appropriate council of governments shall determine the share for each city or county consistent with the criteria of this subdivision and with the advice of the department subject to the procedure established pursuant to subdivision (c) at least one year prior to the second revision, and at five-year intervals following the second revision pursuant to Section 65588. The council of governments shall submit to the department information regarding the assumptions and methodology to be used in allocating the regional housing need. As part of the allocation of the regional housing need, the council of governments, or the department pursuant to subdivision (b), shall provide each city and county with data describing the assumptions and methodology used in calculating its share of the regional housing need. The department shall submit to each council of governments information regarding the assumptions and methodology to be used in allocating the regional share of the statewide housing need. As part of its determination of the regional share of the statewide housing need, the department shall provide each council of governments with data describing the assumptions and methodology used in calculating its share of the statewide housing need. The councils of governments shall provide each city and county with the department's information.

(b) For areas with no council of governments, the department shall determine housing market areas and define the regional housing need for cities and counties within these areas pursuant to the provisions for the distribution of regional housing needs in subdivision (a). Where the department determines that a city or county possesses the capability and resources and has agreed to accept the responsibility with respect to its jurisdiction, for the identification and determination of housing market areas and

regional housing needs, the department shall delegate this responsibility to the cities and counties within these areas:

(c) (1) Within 90 days following a determination of a council of governments pursuant to subdivision (a); or the department's determination pursuant to subdivision (b), a city or county may propose to revise the determination of its share of the regional housing need in accordance with the considerations set forth in subdivision (a). The proposed revised share shall be based upon available data and accepted planning methodology, and supported by adequate documentation.

(2) Within 60 days after the time period for the revision by the city or county, the council of governments or the department, as the case may be, shall accept the proposed revision, modify its earlier determination, or indicate, based upon available data and accepted planning methodology, why the proposed revision is inconsistent with the regional housing need.

(A) If the council of governments or the department, as the case may be, does not accept the proposed revision, then the city or county shall have the right to request a public hearing to review the determination within 30 days.

(B) The city or county shall be notified within 30 days by certified mail, return receipt requested, of at least one public hearing regarding the determination.

(C) The date of the hearing shall be at least 30 days from the date of the notification.

(D) Before making its final determination, the council of governments or the department, as the case may be, shall consider comments, recommendations, available data, accepted planning methodology, and local geological and topographic restraints on the production of housing.

(3) If the council of governments or the department accepts the proposed revision or modifies its earlier determination, the city or county shall use that share. If the council of governments or the department grant a revised allocation pursuant to paragraph (1), the council of governments or the department shall ensure that the current total housing need is maintained. If the council of governments or department indicates that the proposed revision is inconsistent with the regional housing need, the city or county shall use the share which was originally determined by the council of governments or the department.

(4) The determination of the council of governments or the department, as the case may be, shall be subject to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

(5) The council of governments or the department shall reduce the share of regional housing needs of a county if all of the following conditions are met:

(A) One or more cities within the county agree to increase its share or their shares in an amount which will make up for the reduction.

(B) The transfer of shares shall only occur between a county and cities within that county.

(C) The county's share of low-income and very low income housing shall be reduced only in proportion to the amount by which the county's share of moderate and above moderate-income housing is reduced.

(D) The council of governments or the department, whichever assigned the county's share, shall have authority over the approval of the proposed reduction, taking into consideration the criteria of subdivision (a) of Section 65584.

(6) The housing element shall contain an analysis of the factors and circumstances, with all supporting data, justifying the revision. All materials and data used to justify any revision shall be made available upon request by any interested party within seven days upon payment of reasonable costs of reproduction unless the costs are waived due to economic hardship.

(d) (1) Except as provided in paragraph (2), any ordinance, policy, or standard of a city or county which directly limits, by number, the building permits which may be issued for residential construction, or which limits for a set period of time the number of buildable lots which may be developed for residential purposes, shall not be a justification for a determination or a reduction in the share of a city or county of the regional housing need.

(2) Paragraph (1) does not apply to any city or county which imposes a moratorium on residential construction for a set period of time in order to preserve and protect the public health and safety. If a moratorium is in effect, the city or county shall, prior to a revision pursuant to subdivision (c), adopt findings which specifically describe the threat to the public health and safety and the reasons why construction of the number of units specified as its share of the regional housing need would prevent the mitigation of that threat.

(e) Any authority to review and revise the share of a city or county of the regional housing need granted under this section shall not constitute authority to revise, approve, or disapprove the manner in which the share of the city or county of the regional housing need is implemented through its housing program.

(f) A fee may be charged interested parties for any additional costs caused by the amendments made to subdivision (c) by Chapter 1684 of the Statutes of 1984 reducing from 45 to seven days the time within which materials and data shall be made available to interested parties.

(g) Determinations made by the department, a council of governments, or a city or county pursuant to this section are exempt from the provisions of the California Environmental Quality Act; Division 13 (commencing with Section 21000) of the Public Resources Code.

Definitions of Income Groups

The income limits for a four-person household in Siskiyou County are the following:

Very Low Income Income not exceeding 50% of area median family income.

Other Lower Income Income between 50% and 80% of area median family income.

Moderate Income Income between 80% and 120% of area median family income.

Above Moderate Income Income exceeding 120% of area median family income.

Income limits for other household sizes are calculated using household size adjustment factors. For example, the income limit for a one-person household for any income level is .7 times the four-person income limit for that income level.

In Siskiyou County area median family income is the higher of the county median family income or the statewide nonmetropolitan median family income, as estimated by the U.S. Department of Housing and Urban Development (HUD).

Definition of Income Groups

The income limits for a low-income household in different groups are as follows:

Very Low Income	Household with working 20% of full-time job
Low Income	Household with 25% of full-time job
Medium Income	Household with 50% of full-time job
High Income	Household with 75% of full-time job

These income limits are based on the 2010 Census data.

Income limits are based on the 2010 Census data. The income limits are based on the 2010 Census data. The income limits are based on the 2010 Census data.

In 2010, the income limits for a household with one person is \$12,000. In 2010, the income limits for a household with one person is \$12,000. In 2010, the income limits for a household with one person is \$12,000.

Basic Construction Needs Calculations

1. Determine Total Housing Units Needed in July 1997:

Owner households = July 1997 households X Homeownership factor

Owner Units Needed = Owner households + 0.98 (100% - 2% owner allowance)

Renter households = July 1997 households X Rentership factor

Renter Units Needed = Renter households + 0.94 (100% - 6% renter allowance)

Other Vacant Units Needed =

(Owner Units Needed + Renter Units Needed) + (100% - other vacant allowance)

Total Housing Units Needed in July 1997 =

Owner Units Needed + Renter Units Needed + Other Vacant Units Needed

2. Determine New Housing Units Needed to accommodate growth 1991 to 1997:

Units needed to accommodate growth = Units needed in 1997 - Units on Jan. 1,
1991

3. Determine Expected Normal Market Removals 1991 to 1997:

Average existing units 1991 to 1997 = $\frac{\text{Units needed in 1997} + \text{Units Jan. 1991}}{2}$

Removals per year = Average existing units 1991 to 1997 X 0.002

Total years Jan. 1991 to July 1997 = 6.5 years

Expected Normal Market Removals 1991 to 1997 = Removals per year X 6.5

4. Determine Basic Construction Need 1991 to 1997

Basic Construction Need 1991 to 1997 =

Units Needed for Growth + Expected Normal Market Removals 1991 to 1997

Basic Examination Needs Calculation

1. Determine the number of days in the year

Days in year = 365 days

Days in year = 365 days

Days in year = 365 days

Days in year = 365 days

Days in year = 365 days

Days in year = 365 days

Days in year = 365 days

Days in year = 365 days

2. Determine the number of days in the year

Days in year = 365 days

3. Determine the number of days in the year

Days in year = 365 days

Days in year = 365 days

Days in year = 365 days

Days in year = 365 days

4. Determine the number of days in the year

Days in year = 365 days

Days in year = 365 days

DEPARTMENT OF JUSTICE
OFFICE OF THE ATTORNEY GENERAL

CALIFORNIA DEPARTMENT OF FINANCE
DEMOGRAPHIC RESEARCH UNIT

REPORT E-5 PRELIM
PAGE 56

SISKIYOU COUNTY POPULATION AND HOUSING ESTIMATES
JANUARY 1, 1991

PRINTED
05/03/91

CITY	----- POPULATION -----			----- HOUSING UNITS* -----			PERSON PER HOUSE- HOLD
	TOTAL	HOUSE- HOLD	GROUP QUARTER	TOTAL	OCCUPIED	PERCENT VACANT	
DORRIS	896	896	0	377	338	10.34	2.651
DUNSMUIR	2151	2142	9	1129	931	17.54	2.301
ETHA	830	830	0	351	313	10.83	2.652
FORT JONES	644	644	0	300	260	13.33	2.477
MONTAGUE	1422	1401	21	555	498	10.27	2.813
MOUNT SHASTA	3552	3515	37	1695	1536	9.38	2.288
TULELAKE	1007	1007	0	442	374	15.38	2.693
WEED	3108	2935	173	1259	1172	6.91	2.504
YREKA	7034	6907	127	3117	2954	5.23	2.338

TOTAL INCORPORATED	20644	20277	367	9225	8376	9.20	2.421

UNINCORPORATED	23575	23287	288	11099	9072	18.26	2.567

COUNTY TOTAL	44219	43564	655	20324	17448	14.15	2.497

* HOUSING UNITS BY TYPE FROM THE 1990 CENSUS HAVE NOT BEEN RELEASED.
WE EXPECT THEM TO BE AVAILABLE FOR THE 1992 E-5 REPORT

STATION	STATION NAME	STATION TYPE	STATION CODE	STATION CATEGORY	STATION STATUS	STATION COMMENTS
101	101	101	101	101	101	101
102	102	102	102	102	102	102
103	103	103	103	103	103	103
104	104	104	104	104	104	104
105	105	105	105	105	105	105
106	106	106	106	106	106	106
107	107	107	107	107	107	107
108	108	108	108	108	108	108
109	109	109	109	109	109	109
110	110	110	110	110	110	110
111	111	111	111	111	111	111
112	112	112	112	112	112	112
113	113	113	113	113	113	113
114	114	114	114	114	114	114
115	115	115	115	115	115	115
116	116	116	116	116	116	116
117	117	117	117	117	117	117
118	118	118	118	118	118	118
119	119	119	119	119	119	119
120	120	120	120	120	120	120
121	121	121	121	121	121	121
122	122	122	122	122	122	122
123	123	123	123	123	123	123
124	124	124	124	124	124	124
125	125	125	125	125	125	125
126	126	126	126	126	126	126
127	127	127	127	127	127	127
128	128	128	128	128	128	128
129	129	129	129	129	129	129
130	130	130	130	130	130	130
131	131	131	131	131	131	131
132	132	132	132	132	132	132
133	133	133	133	133	133	133
134	134	134	134	134	134	134
135	135	135	135	135	135	135
136	136	136	136	136	136	136
137	137	137	137	137	137	137
138	138	138	138	138	138	138
139	139	139	139	139	139	139
140	140	140	140	140	140	140
141	141	141	141	141	141	141
142	142	142	142	142	142	142
143	143	143	143	143	143	143
144	144	144	144	144	144	144
145	145	145	145	145	145	145
146	146	146	146	146	146	146
147	147	147	147	147	147	147
148	148	148	148	148	148	148
149	149	149	149	149	149	149
150	150	150	150	150	150	150
151	151	151	151	151	151	151
152	152	152	152	152	152	152
153	153	153	153	153	153	153
154	154	154	154	154	154	154
155	155	155	155	155	155	155
156	156	156	156	156	156	156
157	157	157	157	157	157	157
158	158	158	158	158	158	158
159	159	159	159	159	159	159
160	160	160	160	160	160	160
161	161	161	161	161	161	161
162	162	162	162	162	162	162
163	163	163	163	163	163	163
164	164	164	164	164	164	164
165	165	165	165	165	165	165
166	166	166	166	166	166	166
167	167	167	167	167	167	167
168	168	168	168	168	168	168
169	169	169	169	169	169	169
170	170	170	170	170	170	170
171	171	171	171	171	171	171
172	172	172	172	172	172	172
173	173	173	173	173	173	173
174	174	174	174	174	174	174
175	175	175	175	175	175	175
176	176	176	176	176	176	176
177	177	177	177	177	177	177
178	178	178	178	178	178	178
179	179	179	179	179	179	179
180	180	180	180	180	180	180
181	181	181	181	181	181	181
182	182	182	182	182	182	182
183	183	183	183	183	183	183
184	184	184	184	184	184	184
185	185	185	185	185	185	185
186	186	186	186	186	186	186
187	187	187	187	187	187	187
188	188	188	188	188	188	188
189	189	189	189	189	189	189
190	190	190	190	190	190	190
191	191	191	191	191	191	191
192	192	192	192	192	192	192
193	193	193	193	193	193	193
194	194	194	194	194	194	194
195	195	195	195	195	195	195
196	196	196	196	196	196	196
197	197	197	197	197	197	197
198	198	198	198	198	198	198
199	199	199	199	199	199	199
200	200	200	200	200	200	200

STATION 101 IS THE START OF THE ROAD TO THE TOP OF THE MOUNTAIN. STATION 200 IS THE END OF THE ROAD TO THE TOP OF THE MOUNTAIN.

Appendix D:

Inventory of At Risk Units

Appendix D

Inventory of All Relations

SISKIYOU

INVENTORY OF LOW INCOME RENTAL UNITS
SUBJECT TO TERMINATION OF FEDERAL MORTGAGE AND/OR RENT SUBSIDIES
BY THE YEAR 2008

PROJECT NAME STREET LOCALITY ZIP CODE	OWNER NAME STREET LOCALITY ZIP CODE	FHA PROJECT # SECTION OF ACT OWNER/TENANT TYPE RENT SUB, FLEX, TPA	LOAN AMOUNT LOAN TERM, INTEREST RATE PROCESSING STATUS FINAL ENDORSEMENT DATE	SECTION 8 CONTRACT # PROGRAM/FINANCE TYPE SECTION 8 TYPE MAP AGREE/EXEC DATE	TOTAL UNITS		EARLIEST DATE OF SUBSIDY TERMINATION
					TOTAL ELDERLY	SECTION 8	
1 -----		----		CA30K112004 MOD RENAB 31JUL82 31DEC82	0 0	20 10	31DEC97 (+ 0)
✓ 2 MOCCLOUD HOTEL APARTMENTS BROADWAY & QUINCY ST MOCCLOUD 96057	SIDNEY E KUMA PO BOX 717 MOCCLOUD, CA 96057	13635612 221(D)(4) PM FAM	\$322,000 40 8.00 FINAL ENDS CURRENT 05JAN81	CA30DD06007 SUB RENAB FHA 12MAY80 29AUG80	14 0	14 0	29AUG00 (+ 0)
✓ 3 ALDER GARDENS 700-710 PINE ST MOUNT SHASTA 96087	AMPHORA FINANCIAL 9923 FOLSOM BLVD SACRAMENTO, CA 95827	13644181 236(J)(1) LD FAM	\$405,000 40 7.00 FINAL ENDS CURRENT 19FEB76	CA30M000047 EXISTING LMSA 05SEP76	28 16	28 16	19FEB96 (+20) (+ 0)
✓ 4 PRES GEO WASHINGTON PKR 1020 KINGSTON ROAD MOUNT SHASTA 96067	ESTATION 5105 MARZAKITA AVE CARMICHAEL, CA 95608	1362M007 202 ELDERLY MP WAR	\$1,560,200 40 9.00 FINAL ENDS CURRENT 21OCT82	CA301792001 NEW CON SEC 202 SEC 202/8 05SEP80 29JUN81	39 39	38 38	21OCT22 (+ 0) (+ 0)
✓ 5 GEORGE WASHINGTON II PINE STREET MOUNT SHASTA 96067	ESTATION 5105 MARZAKITA AVE CARMICHAEL, CA 95608	1362M066 202 ELDERLY MP PPM	\$1,003,500 40 9.00 FINAL ENDS CURRENT 25APR86	CA301732002 NEW CON SEC 202 SEC 202/8 06NOV74 27NOV85	24 22	24 24	25APR26 (+ 0) (+ 0)
✓ 6 TULEFAK APARTMENTS..... TULELAKE 717 4th St.	FRED SMITH	---		CA30K100004 NEW CON FMKA SEC 515/8 02FEB82 02FEB82	0 0	19 0	02FEB82 (+ 0)
✓ 7 SISKIYOU GARDENS 380 SISKIYOU WAY WEED 96094	SISKIYOU GARDENS I 25 CADILLAC DR SACRAMENTO, CA 95825	13644244 236(J)(1) LD FAM	\$644,800 40 7.00 FINAL ENDS CURRENT 31JUL74	CA30K000043 EXISTING LMSA 05SEP76	48 4	24 4	31JUL94 (+20) (+ 0)

*Based on project status 3/1/90. Numbers in parentheses indicate years of subsidy still remaining at earliest date of termination.
Prepared for California Housing Partnership by California Coalition for Rural Housing Project.
Source: R.U.D. MIDLIS and MIS databases.

INVENTORY OF LOW INCOME RENTAL UNITS
SUBJECT TO TERMINATION OF FEDERAL MORTGAGE AND/OR RENT SUBSIDIES
BY THE YEAR 2008

PROJECT NAME STREET LOCALITY ZIP CODE	OWNER NAME STREET LOCALITY ZIP CODE	FHA PROJECT # SECTION OF ACT OWNER/TENANT TYPE RENT SUP, FLEX, TPA	LOAN AMOUNT LOAN TERM, INTEREST RATE PROCESSING STATUS FINAL ENDORSEMENT DATE	SECTION 8 CONTRACT # PROGRAM/FINANCE TYPE SECTION 8 TYPE MAP AGREE/EXEC DATE	TOTAL UNITS TOTAL ELDERLY ----- FHA SECTION 8	EARLIEST DATE OF SUBSIDY TERMINATION ----- FHA SECTION 8
✓ 8 BOLES CREEK APTS..... WEED	BRENT OWENS 	---		CA30R000005 NEW CON FMHA SEC 515/8 30JUL81 26JUL82	0 50 0 0	26JUL82 (+ 0)
✓ 9 PINE GARDENS 915 W KINER TREKA 96097	PINE GARDENS INV C 66 E SANTA CLARA S SAN JOSE, CA 95113	13644041 236(J)(1) LD FAM	\$607,400 40 9.00 FINAL ENDS CURRENT 14JAN71	CA30M000058 EXISTING LMSA 27SEP76	56 50 31 31	14JAN71 27SEP76 (+20) (+ 0)
✓ 10 PINE GARDENS PHASE 2 905 WEST KINER ST TREKA 96097	PINE GARDENS PH II 66 E SANTA CLARA S SAN JOSE, CA 95113	13644152 236(J)(1) LD FAM	\$317,600 40 7.00 FINAL ENDS CURRENT 15AUG73	CA30M000059 EXISTING LMSA 27SEP76	24 15 0 0	15AUG73 27SEP76 (+20) (+ 0)
✓ 11 THE SHADOW GARDENS..... TREKA	STEPHEN LEWIS 	---		CA300009015 NEW CON CONY 05APR81 23FEB82	0 45 0 0	23FEB82 (+ 0)
✓ 12 DEER CREEK APARTMENTS 1060 DEER CREEK WAY TREKA 96097	STANLEY J PALERMO PO BOX 257 CORNING, CA 96021	13635647 221(D)(4) PM MAN	\$1,160,700 40 8.00 FINAL ENDS CURRENT 22DEC82	CA300009003 NEW CON FMA 26MAR82 22DEC82	36 35 36 35	22DEC82 (+ 0)

*Based on project status 3/1/90. Numbers in parentheses indicate years of subsidy still remaining at earliest date of termination.
Prepared for California Housing Partnership by California Coalition for Rural Housing Project.
Source: R.U.D. MIDLIS and MIS databases.

APARTMENT NAME & ADDRESS

MANAGEMENT AGENT

Portola Sr. Citizens Community
700 Third Street
Portola, CA 96122
(916) 832-5302
(Senior)

The CBM Group, Inc.
1010 Racquet Club Dr., Suite 103
Auburn, CA 95603
(916) 823-2477

2. Alturas Meadows Apts. (HUD)
506 East 12th Street
Alturas, CA 96101
(916) 233-5111

MBS Property Mgt.
P.O. Box 888
Davis, CA 95617
(916) 756-4292

3. Anderson Court Apts.
1565 Fair Oaks
Anderson, CA 96007
(916) 365-5745

Roofree Management Company
154 Hughes Rd., Suite B
Grass Valley, CA 95945
(916) 272-5854

4. Battle Creek Apartments
2425 Shady Lane
Anderson, CA 96007
(916) 365-4001

Professional Apt Mgt.
P.O. Box 1570
Lodi, CA 95241
(209) 334-6565

5. Battle Creek Senior Apts.
2600 Red Bud Lane
Anderson, CA 96007
(916) 378-1005
(Senior)

Professional Apt. Mgt.
P.O. Box 1570
Lodi, CA 95241
(209) 334-6565

Burney Villa Apartments
1600 Hudson Street
Burney, CA 96013
(916) 335-3021

Rural Housing Systems
4637 Marine Avenue
Lawndale, CA 90260
(213) 676-1123

7. Cedarwood Apartments
Fort Crook Avenue
Fall River Mills, CA 96028
(916) 336-6738

MBS Property Management
P.O. Box 888
Davis, CA 95617
(916) 756-4292

8. Turning Point Commons, II
1666 Vista Verde Avenue
Chico, CA 95926
(916) 894-5603
(Labor Housing)

Hartridge House Realty
710 E St., Suite 250
Eureka, CA 95501
(707) 445-8484

9. Citrus Manor Apartments
500 Limoneira Avenue
Susanville, CA 96130
(916) 257-2297

MBS Property Mgt.
P.O. Box 888
Davis, CA 95617
(916) 756-4292

10. Corning Apartments
674 Toomes Avenue
Corning, CA 96021
(916) 824-4303

Professional Apt. Mgt.
P.O. Box 1570
Lodi, CA 95241
(209) 334-6565

11. The Oaks
1500 Highway 99
Gridley, CA 95948
(916) 846-6385
(Senior)
12. Gridley Springs Apts.
210 Ford Avenue
Gridley, CA 95948
(916) 846-6201
13. The Highlands Apts.
202 Table Mountain Blvd.
Oroville, CA 95965
(916) 534-9776
14. Farm Labor Housing
850 East Gridley Road
Gridley, CA 95948
(916) 846-3640
(Labor Housing)
15. Jackson Manor Apartments
755 Luther Road
Red Bluff, CA 96080
(916) 529-2455
(Senior)
16. Juniper Terrace Apartments
800 Jasper Place
Yreka, CA 96097
(916) 842-6459
(Senior) 55 units
17. Lassen View Apartments
855 Luther Road
Red Bluff, CA 96080
(916) 527-8213
(Senior)
18. Shadow Gardens Apartments
402 Turra Street
Yreka, CA 96097
(916) 842-1556 46 units
19. Maywood Apartments
2151 Fig Lane
Corning, CA 96021
(916) 824-4142
20. McCloud River Apts.
Highway 99
McCloud, CA 96101
(916) 964-2384
- Hank Fisher Properties
2277 Fair Oaks Blvd.
Suite 210
Sacramento, CA 95825
(916) 922-1441
- Hank Fisher Properties
2277 Fair Oaks Blvd.
Suite 210
Sacramento, CA 95825
(916) 922-1441
- Roofree Management Company
154 Hughes Rd., Suite 8
Grass Valley, CA 95945
(916) 272-5854
- Housing Authority of Butte Co.
580 Vallombrosa Avenue
Chico, CA 95926
(916) 895-4474
- Professional Apt. Mgt.
P.O. Box 1570
Lodi, CA 95241
(209) 334-6565
- Cindi LeBaron
800 Jasper Place #6
Yreka, CA 96097
(916) 842-5459
- Professional Apt. Mgt. (PAM)
P.O. Box 1570
Lodi, CA 95241
(209) 334-6565
- PAM
See Above
- PAM
See Above
- PAM
See Above

42 units
Family 27
515
Noble Ass. Inc.
50 years
10-13-83

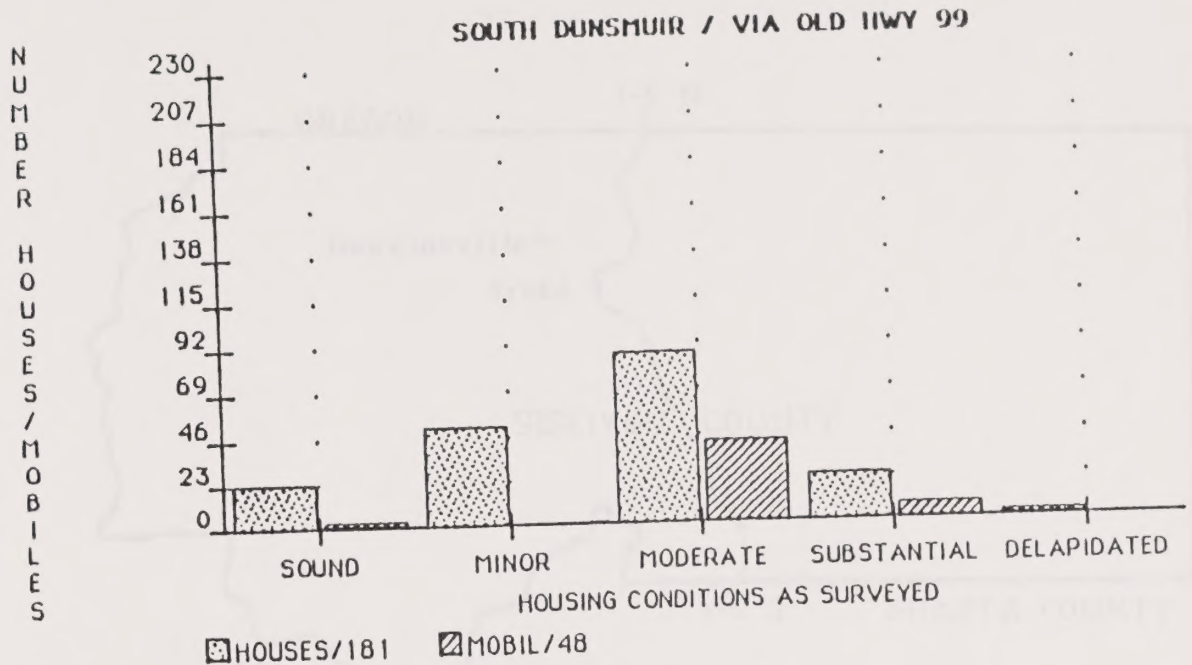
- | | | |
|-----|---|--|
| 21. | Meadowbrook Apartments
555 N. Roop Street
Susanville, CA 96130
(916) 257-5524 | Northern Pacific Enterprises
555 Office N. Roop St.
Susanville, CA 96130
(916) 257-9650 |
| 22. | Mill View Apartments
780 Hall Street
Susanville, CA 96130
(916) 257-7261 | Professional Apt. Mgt. (PAM)
P.O. Box 1570
Lodi, CA 95241
(209) 334-6565 |
| 23. | Modoc West Apartments
310 West Second Street
Alturas, CA 96101
(916) 233-3858 | Mary L. Marcuerquiaga
P.O. Box 1130
Alturas, CA 96101
(916) 233-3858 |
| 24. | Mountain Senior Center
20635 Roff Way
Burney, CA 96013
(916) 335-5310
<u>(Senior)</u> | PAM
See Above |
| 25. | Mountain View Manor
Jackson Street
Quincy, CA 95971
(916) 283-4507
<u>(Senior)</u> | Tymco Corporation
P.O. Box 766
El Dorado, CA 95623
(916) 621-1632 |
| 26. | Alta Vista Manor
625 Marjorie Street
Mt. Shasta, CA 96067
(916) 926-3664
<u>Senior</u> 44 units | PAM
See Above |
| 27. | River Gardens Apt. I
3101 Briarwood Avenue
Anderson, CA 96007
(916) 365-4771 | Sunset Properties
3195 Briarwood Drive
Anderson, CA 96007
(916) 365-0947 |
| 28. | River Gardens Apt. II
See Above | Sunset Properties
See Above |
| 29. | Manzanita Hills Apts. I
1565 Spruce Avenue
Anderson, CA 96007
(916) 365-4944 | Sunset Properties
See Above |
| 30. | Manzanita Hills II
See Above | Sunset Properties
See Above |
| 31. | Oroville Apartments (HUD)
39 Nelson Avenue
Oroville, CA 95965
(916) 533-8063 | FPI Managemnt, Inc.
25 Cadillac Drive
Sacramento, CA 95825
(916) 929-3636 |
| 32. | Oroville Manor Apts
2750 Lincoln Blvd.
Oroville, CA 95965
(916) 534-5537
<u>(Senior)</u> | Cochlan Associates
120 I Street, Suite 300
Sacramento, CA 95814
(916) 443-6637 |

33. Parkview Garden Apts.
320 Limoneria
Susanville, CA 96130
(916) 257-4028
34. Pine Ridge Apartments
349 West Loyalton Ave.
Portola, CA 96122
(916) 832-0464
35. Pine Tree Apts.
127 Pearl Road
Chester, CA 96020
(916) 258-3223
36. Quincy Garden Apts.
20 Central Avenue
Quincy, CA 95971
(916) 283-0913
37. Red Bluff Apts.
111 Sale Lane
Red Bluff, CA 96080
(916) 527-5435
38. Red Bluff Meadows Apts.
850 Kimball Road
Red Bluff, CA 96080
(916) 527-9196
- Boles Creek Apts. (HUD)
315 East Lake Street
Weed, CA 96094
(916) 938-2436 *50 units*
39. Sr. Citizens Home of Yreka
315 Third Street
Yreka, CA 96097
(916) 459-5006
(Senior) *10 units*
40. Shasta View Apts.
210 Hinkley
Mt. Shasta, CA 96067
(916) 926-6058 *42 units*
42. Sierra Pines Apts.
681 East Sierra Ave.
Portola, CA 96122
(916) 832-5073
43. Tulepark Apts. (HUD)
717 4th Street
Tulelake, CA 96134
(916) 667-5161 *19 units*
- MBS Property Mgt.
P.O. Box 888
Davis, CA 95617
(916) 756-4292
- Northern Pacific Enterprises
555 Office N. Roop Street
Susanville, CA 96130
(916) 257-5524
- N. Pacific Enterprises, Inc.
555 Office N. Roop St.
Susanville, CA 96130
(916) 257-9650
- The CBM Group, Inc.
1010 Racquet Club Dr., Suite 103
Auburn, CA 95603
(916) 823-5206
- Professional Apt. Mgt.
P.O. Box 1570
Lodi, CA 95241
(209) 334-6565
- Kurt Nelson, Inc.
2045 Hallmark Drive,
Suite 5
Sacramento, CA 95825
(916) 649-6710
- Tri-Counties Mgt. Co.
3565 Sunset Drive
Redding, CA 96001
(916) 246-9005
- Steve & Beth Probst
P.O. Box 1794
Yreka, CA 96097
(916) 459-5006
- The CBM Group, Inc.
1010 Racquet Club Dr., Suite 103
Auburn, CA 95603
(916) 823-5206
- The CBM Group, Inc.
1010 Racquet Club Dr., Suite 103
Auburn, CA 95603
(916) 823-5206
- Fred D. Smith
P.O. Box 775
Tulelake, CA 96134
(916) 667-5161

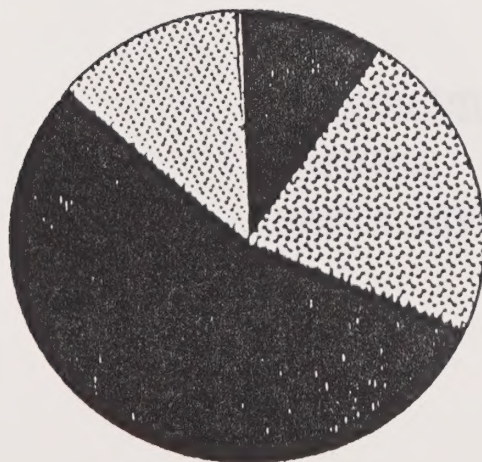
44. Susan River Apts. (CDHCD)
1625 Riverside Drive
Susanville, CA 96130
(916) 257-0800
45. Deer Creek Apts.
1660 Deer Creek
Central Valley, CA 96019
(916) 222-5171
46. Tehama Village
651 Toomes Ave.
Corning, CA 96021
(916) 824-2377
(Senior)
47. Valley Terrace Apts. (HUD)
982 Toomes Avenue
Corning, CA 96021
(916) 824-4805
48. Weaver Creek Apts.
3400 Halls Alley
Weaverville, CA 96093
(916) 623-2517
49. Weaver Creek Sr. Center Apts.
800 Browns Ranch Road
Weaverville, CA 96093
(916) 623-3443
(Senior)
50. Paradise Gardens Apts. (HUD)
1040 Buschmann
Paradise, CA 95969
(916) 872-9074
(Senior)
51. Feather River Apts.
100 Delwood
Westwood, CA 96137
(916) 256-3029
52. Siskiyou Valley Apts.
409 Bruce Street
Yreka, CA 96097
(916) 842-2503 26 units
53. Wildwood Congregate Apts.
366 Meadowbrook Loop
Chester, CA 96020
(Senior)
- MBS Property Mgt.
P.O. Box 888
Davis, CA 95617
(916) 756-4292
- Talley & Carol Burgin
4790 Alta Saga Drive
Redding, CA 96002
(916) 222-5171
- Palermo Property Mgt.
P.O. Box 257
Corning, CA 96021
(916) 824-2151
- FPI Management, Inc.
25 Cadillac Drive
Sacramento, CA 95825
(916) 929-3636
- The CBM Group, Inc.
1010 Racquet Club Dr., Suite 103
Auburn, CA 95603
(916) 823-5206
- The CBM Group, Inc.
1010 Racquet Club Dr., Suite 103
Auburn, CA 95603
(916) 823-5206
- RSC Associates
20 Williamsburg Lane
Chico, CA 95926
(916) 893-8228
- Professional Apt. Mgt.
P.O. Box 1570
Lodi, CA 95241
(209) 334-6565
- The CBM Group, Inc.
1010 Racquet Club Dr., Suite 103
Auburn, CA 95603
(916) 823-5206
- Plumas Co. Community
Service Commission
P.O. Box 319
Quincy, CA 95971
(916) 283-2466

SOUTH OF DUNSMUIR AREA

ALONG OLD HIGHWAY 99



SO. DUNSMUIR / OLD HWY 99 / 229 UNITS



■ SOUND	10.0%
▨ MINOR	21.8%
■ MODERATE	55.0%
▨ SUBSTANTIAL	12.7%
■ DELAPIDATED	0.4%

SOUTH OF BUCKMILL AREA

WATER AND WASTE

WATER CONSUMPTION & WASTE BY



WATER CONSUMPTION & WASTE BY

WATER	WASTE
180,000	10,000
120,000	5,000
100,000	5,000
50,000	5,000



NORTH SECTOR

HAWKINSVILLE AREA



CLUSTERED COMMUNITIES SURVEYED:

HAWKINSVILLE

HUMBUG

SHASTA RIVER TO KLAMATH RIVER AT I-5

NORTH SECTION

HAWKINSVILLE AREA



CHARTERED COMMUNITARIAN SOCIETY

HAWKINSVILLE

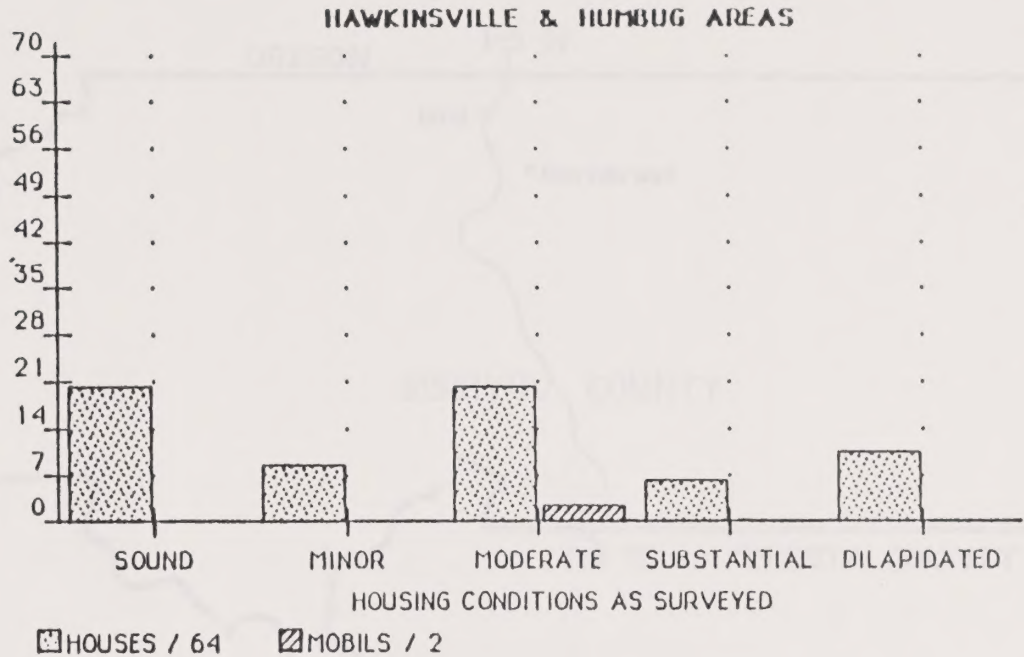
GA.

CHARTERED COMMUNITARIAN SOCIETY

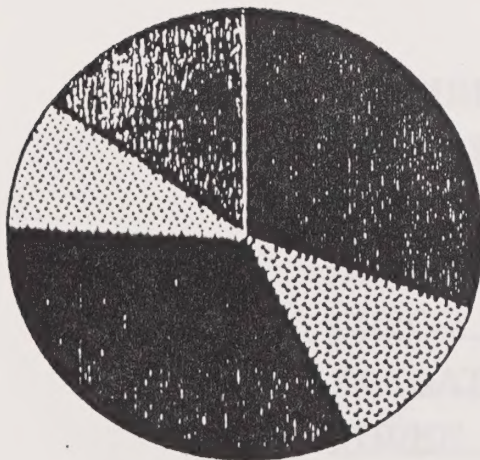
HAWKINSVILLE & HUMBUG AREAS

HAWKINSVILLE, HUMBUG & SHASTA RIVER TO KLAMATH RIVER AT I-5

NUMBER
HOUSES / MOBILS



HAWKINSV. & HUMBUG AREAS/ 66 UNITS



■ SOUND	30.3%
▤ MINOR	12.1%
■ MODERATE	33.3%
▤ SUBSTANTIAL	9.1%
▤ DILAPIDATED	15.2%

HAWKSWORTH'S JOURNAL OF THE

HAWKSWORTH'S JOURNAL
A HISTORY OF THE

HAWKSWORTH'S JOURNAL



Number of Copies Sold

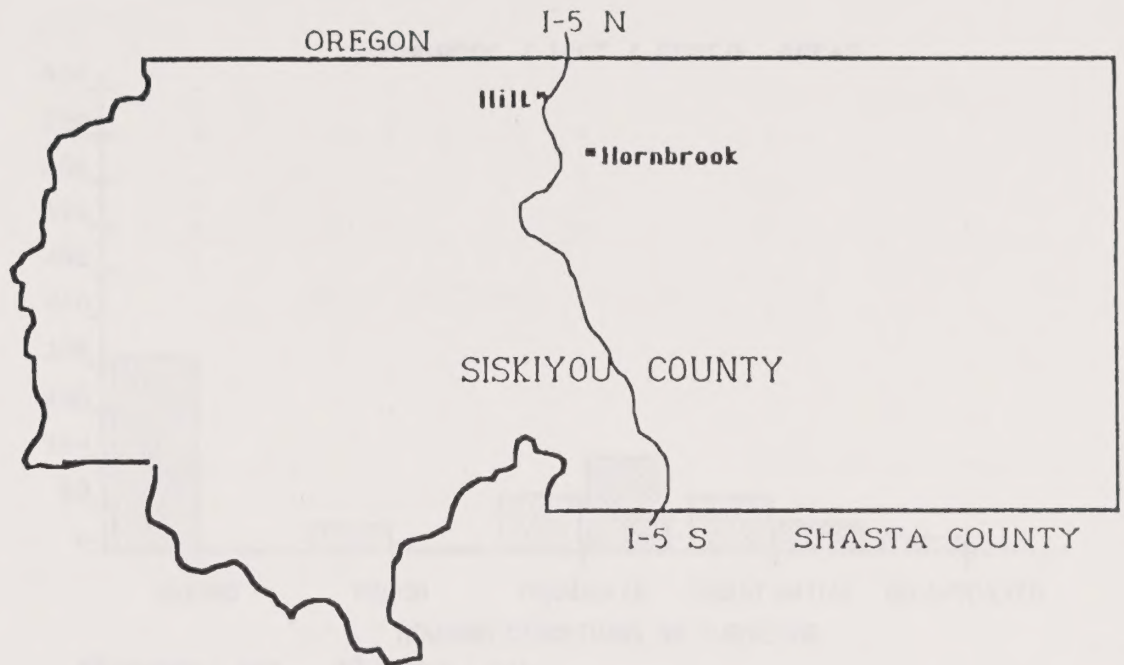
HAWKSWORTH'S JOURNAL

1840 10
1841 15
1842 20
1843 25
1844 30
1845 35
1846 40
1847 45
1848 80
1849 50
1850 60



NORTH SECTOR

HORNBROOK AND HILT REGION



CLUSTERED COMMUNITIES SURVEYED:

HORNBROOK

HENLEY

HILT

IRON GATE SUB-DIVISION

COPCO LAKE

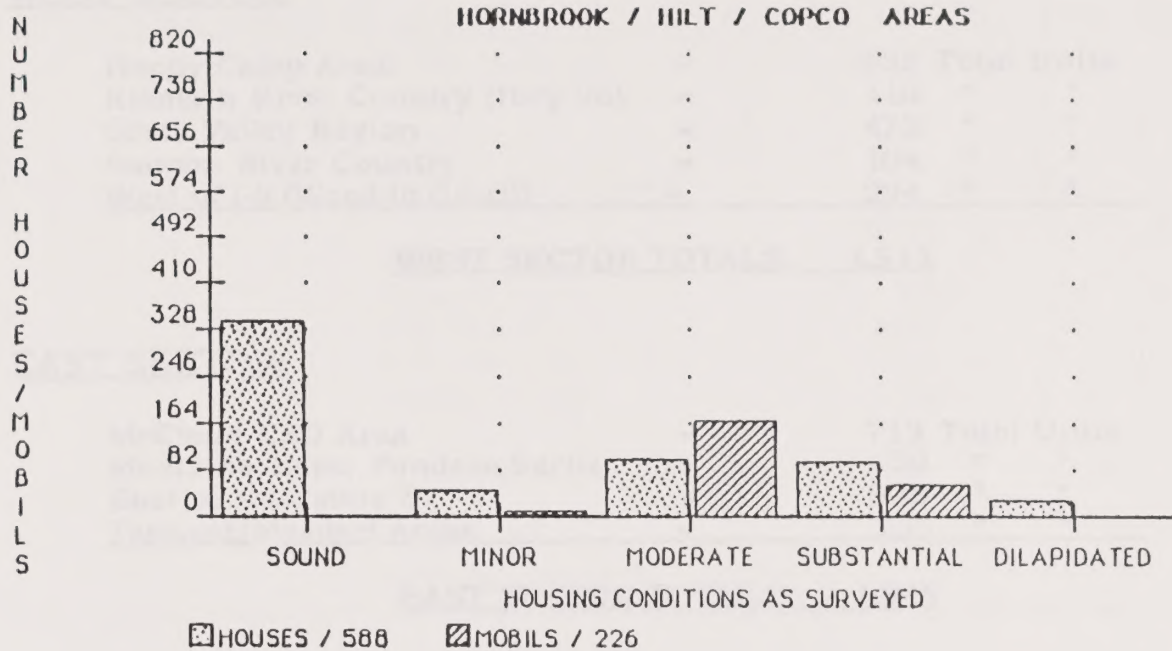
KLAMATH RIVER ESTATES

THREE MILE LANE

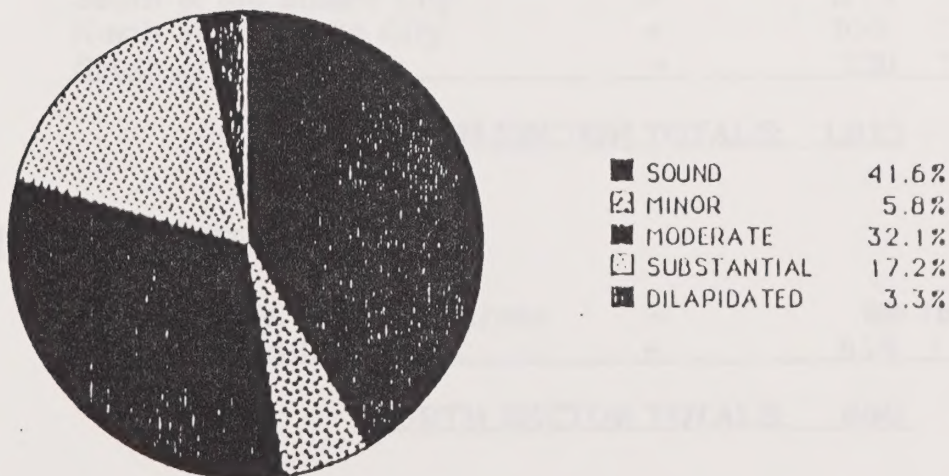
BLACK MOUNTAIN ROAD

HORNBROOK , HILT AREAS

**HORNBROOK, HENLEY & HILT AREA, THREE MILE LANE,
COPCO LAKE, IRON GATE AREA, KLAMATHE RIVER ESTATES,
AND BLACK MOUNTAIN ROAD**



HORNBROOK AREAS / 814 TOTAL UNITS



SISKIYOU COUNTY

CLUSTERED AREA TOTALS = 6,049

WEST SECTOR:

Happy Camp Area	=	525	Total Units
Klamath River Country (Hwy 96)	=	116	" "
Scott Valley Region	=	472	" "
Salmon River Country	=	104	" "
West of I-5 (Weed to Gazell)	=	294	" "

WEST SECTOR TOTALS: 1,511

EAST SECTOR:

McCloud CSD Area	=	713	Total Units
Medicine Lake, Pondosa, Bartle	=	59	" "
East of Interstate 5	=	838	" "
Tennant/Macdoel Areas	=	235	" "

EAST SECTOR TOTALS: 1,845

SOUTH SECTOR:

West of Mt. Shasta City	=	554	Total Units
East of Mt. Shasta City	=	102	" "
South of Mt. Shasta City	=	373	" "
North of Mt. Shasta City	=	555	" "
South of Dunsmuir	=	229	" "

SOUTH SECTOR TOTALS: 1,813

NORTH SECTOR:

Hawkinsville, Hamburg Areas	=	66	Total Units
Hornbrook, Hilt Regions	=	814	" "

NORTH SECTOR TOTALS: 880

WEST SECTOR

NON CLUSTERED AREAS SURVEYED

KLAMATH, SHASTA & SCOTT RIVER COUNTRY: OFF OLD HWY 99,
OFF OLD HWY 96 AND OFF OF SCOTT RIVER ROAD

HOUSING CONDITIONS:

NO. UNITS:

HOUSES / MOBILS

SOUND	74	0
MINOR	66	0
MODERATE	106	47
SUBSTANTIAL	62	0
<u>DILAPIDATED</u>	<u>50</u>	<u>0</u>

TOTALS: 358 47

TOTAL UNITS: 405

SCOTT VALLEY REGION: OFF NORTH STATE HIGHWAY,
OFF SOUTH STATE HIGHWAY, OFF GAZELLE/CALLAHAN ROAD

HOUSING CONDITIONS:

NO. UNITS:

HOUSES / MOBILS

SOUND	44	0
MINOR	200	0
MODERATE	42	0
SUBSTANTIAL	20	20
<u>DILAPIDATED</u>	<u>22</u>	<u>0</u>

TOTALS: 328 20

TOTAL UNITS: 348

WEST SECTOR ~ ~CONTINUED

NON CLUSTERED AREAS SURVEYED

SALMON RIVER COUNTRY: OFF SAYWYERS BAR ROAD,
OFF OF CECILVILLE ROAD

<u>HOUSING CONDITIONS:</u>	<u>NO. UNITS:</u>	
	<u>HOUSES / MOBILS</u>	
SOUND	10	0
MINOR	6	0
MODERATE	30	10
SUBSTANTIAL	130	24
<u>DILAPIDATED</u>	<u>74</u>	<u>0</u>
<u>TOTALS:</u>	<u>250</u>	<u>34</u>

TOTAL UNITS: 284

GAZELLE, GRENADA & SOUTH YREKA AREAS:
OFF OF OLD HIGHWAY 99

<u>HOUSING CONDITIONS:</u>	<u>NO. UNITS:</u>	
	<u>HOUSES / MOBILS</u>	
SOUND	215	6
MINOR	84	10
MODERATE	40	62
SUBSTANTIAL	32	154
<u>DILAPIDATED</u>	<u>14</u>	<u>2</u>
<u>TOTALS:</u>	<u>385</u>	<u>234</u>

TOTAL UNITS: 619

